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## **ENVIRONMENTAL ASSESSMENT REPORT**

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**5000-5116 WEST LINCOLN AVENUE  
WEST ALLIS, WISCONSIN**

**PREPARED FOR:**

**ROBERT & SANDRA A. ZIDAR  
WEST ALLIS, WISCONSIN**

**SUBMITTED BY:**

**FOX ENVIRONMENTAL SERVICES, INC.  
MILWAUKEE, WISCONSIN**

**PROJECT: F-95791  
OCTOBER 1995**

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fox environmental services, inc.

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**Prepared for:**

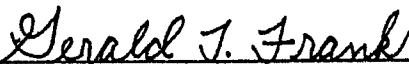
**ROBERT & SANDRA A. ZIDAR**

**WEST ALLIS, WISCONSIN**

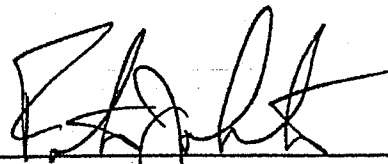
**Prepared by:**

**FOX ENVIRONMENTAL SERVICES, INC.**

**October, 1995**



**Gerald T. Frank  
Environmental Assessor**



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**Environmental Assessment Report  
5000-5116 West Lincoln Avenue  
West Allis, Wisconsin**

**Project No. 95791**

**INTRODUCTION**

This report presents the findings of an environmental assessment conducted at 5000-5116 West Lincoln Avenue in West Allis, Wisconsin. Fox Environmental Services, Inc.. (FOX) has been retained by Robert & Sandra Zidar to conduct an environmental assessment of the property as described in the Scope of Work submitted to Mr. Zidar dated September 26, 1995.

The purpose of this assessment is to assist Robert & Sandra Zidar in identifying real and potential environmental impairments, or risks of impairment that represent existing or potential financial and legal liabilities to responsible parties. The findings of this assessment are based on interviews and documents from the city of West Allis building inspection and assessor offices; Knight-Barry Title, Inc.; the West Allis Fire Department; the Wisconsin Department of Natural Resources (WDNR), the Department of Industry, Labor and Human Relations (DILHR), the review of aerial photographs, and the on-site inspection. Data received from the interviews, and the records reviewed are all assumed to be factual and accurate.

**BACKGROUND**

**Property Location/Description**

The subject property is located at 5000-5116 West Lincoln Avenue (SE SW, S2, 6N, 21E) and consists of an irregular-shaped building, parking lots and outside storage areas (Figure 1). The property is located on the north side of West Lincoln Avenue, adjacent to a Chicago & Northwestern Railroad track line. There are parking areas on all four sides of the building. Directly adjoining the property are the following:

South - across West Lincoln Avenue, Oilgear Company and residential development;

East - A Chicago & Northwestern Railroad track line and General Electric Company facilities;

North - A Chicago & Northwestern Railroad track line and commercial development;

West - Grebe's Bakery;

**Property History**

To determine previous ownership and use of the property a review was made of all available historical records. This included files from the city of West Allis building inspection and assessor offices, review of Sanborn Maps, examination of aerial photographs, and obtaining a history of land ownership from Knight-Barry Title, Inc.

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**FIGURE 1**  
**SITE LOCATION**

**PROJECT NO. 95791**

**OCTOBER, 1995**

## Building Inspection Records

FOX reviewed available permits and letters of correspondence at the West Allis building inspection office (Appendix A). The significant permits and letters are as follows:

1945 - Wisconsin Metal Fabricating Company, permit # 47470 construct office, locker and shower building, permit # 17684 construct a concrete block industrial building.

1946 - West Allis Grey Iron Foundry, permit # 47900 install boiler, unit heaters and stoker, permit # 19418 construct addition to original foundry.

1950 - Allied Smelting Company, permit # 28381 raise roof of foundry building ten (10) feet.

1954 - Permit # 79662 issued to Socony Vacuum Company to install a 1,000 gallon oil tank.

1956 - Permit # 92906 construct an industrial building to be used for lead smelting. Permit # 96470 install gas-fired boiler. Permit # 93364 construct addition to factory, permit # 94120 construct addition to office.

1958 - Permit # 103548 issued to The Hennes Company to install an exhaust stack.

1962 - Allied Smelting, permit # 111811 install 2,000 gallon underground gasoline tank. Tank was installed by Diamond Engineering Company. Letter on file from the building inspector to the Milwaukee County Department of Air Pollution Control regarding complaints from residences near Allied Smelting relative to pollution of the atmosphere from smelting operations.

1964 - Letter on file to Allied Smelting from the West Allis city attorney regarding residential complaints of noise and vibrations. According to results of an on-site inspection the noise was due to excessive air being used in one (1) furnace.

1967 - Letter on file to West Allis city attorney from the building inspector relative to ongoing complaints from residences near Allied Smelting Company regarding excessive noise, fires in smoke stacks, discharge of sulfuric acid fumes and constant humming noises.

1968 - Permit # 126811 issued to Allied Smelting to construct an addition to house air pollution collector equipment.

1972 - Permit # 133944 issued to Allied Smelting to construct a factory addition.

1981 - Permit # 146550 demolish steel buildings on the east, west and south sides of the main building.

1982 - Permit # 148203 construct warehouse addition.

1990 - Permit # 159765 construct mezzanine addition.

1992 - Permit # 164649 remove one (1) underground petroleum storage tank, contents unknown. The tank was to be assessed by Dames & Moore if required by the West Allis Fire Department.

Letter and complaint notice on file from the West Allis building inspector to CSM, Inc. at 5116 West Lincoln Avenue, regarding spray painting operations at the site without exhaust ventilation. CSM, Inc. was ordered to stop all spray painting operations until permits are obtained to install a proper ventilation system. The building inspector discovered small spray cans of paint, gallon cans of paint thinner and paint and professional spray guns stored at the site. The West Allis Fire Department had also received complaints regarding spray painting at the site.

1994 - Permit # 168859 install a three (3) ton Lennox condenser on the roof of the building.

### Property Ownership

Property ownership, based on the legal description of the property and tax key number 474-0007-003 was traced by Knight-Barry Title, Inc. through a review of documents at the Milwaukee County Register of Deeds (**Appendix B**) as follows:

<b>The Mitchell Properties (Parcel I)</b>	1940 - 1945
Lester J. & Marion Marks	1945 - 1949
Morris Weitzman & Abe Weitzman	1949 - 1956
A & S Realty Company	1956 - 1980
Allied Smelting Corporation	1980 - 1980
Tony Zidar, Jr. & Robert Zidar	1980 - 1992
Robert & Sandra A. Zidar	1992 - present
<b>The Mitchell Properties (Parcel II)</b>	1940 - 1944
Superior Steel Products Corporation	1944 - 1947
Standard Real Estate Company	1947 - 1947
Roth & Taplin Housing Corporation	1947 - 1947
The Dorst Company	1947 - 1952
A & S Realty Company	1952 - 1961
Allied Smelting Corporation	1961 - 1980
Tony Zidar, Jr. & Robert Zidar	1980 - 1992
Robert & Sandra A. Zidar	1992 - present

### Assessor Records

FOX reviewed available files at the West Allis assessor's office. The current owners of the property are Robert & Sandra A. Zidar (**Appendix C**). The original structure on the site was constructed in 1945 and remodeled in 1956 and 1981. The building at 5116 West Lincoln had formerly been occupied by Allied Smelting Company. According to a notation on an assessor's card, Allied Smelting disposed of and recycled waste storage batteries. New buildings were



constructed on the property in 1982. A letter on file to the West Allis city clerk from the Chicago Northwestern Railroad requests information to proceed with the removal of a railroad spur (track # 432) at Allied Smelting Company, 5116 West Lincoln Avenue.

### Previous Environmental Activities

Drake Environmental, Inc. completed subsurface investigative and soil remediation activities at the site in conjunction with the removal of three (3) underground storage tanks (USTs) in September, 1992. According to documents reviewed by FOX, the tanks were 550, 1,000 and 2,000 gallons in size and had contained gasoline (**Appendix D**). Nine (9) soil borings were installed on the site in 1993. One boring was converted to a groundwater monitoring well. In November, 1993, 649 tons of contaminated soil were excavated and disposed of at the Metro Regional Disposal Facility. Based on information provided to the WDNR the site was closed on February 10, 1995 and no further investigative activities or other actions relative to the cleanup were required.

### Aerial Photographs

Historical land use was evaluated from low-altitude aerial photographs of the site. The photographs for the years 1963, 1967, 1970, 1975, 1980, 1985 & 1990 were obtained from the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

1963 - There is an irregular-shaped building or a cluster of several small buildings at the west end of the property. A small stand-alone building is located at the east end of the site. There is a residence, large parking lot and a large building directly south of the site, across West Lincoln Avenue. A rectangular-shaped building is located on the adjoining property to the west.

1967 - The small building at the east end of the site has been removed. The building at the west end of the property has been enlarged to the east. Several large smokestacks are visible on the buildings at the west end of the property. There appear to be materials stored outside at the east end of the site and along the north boundary, adjacent to the railroad tracks. West Lincoln Avenue has been improved to a four-lane divided roadway.

1970 - No significant changes to the site or surrounding properties.

1975 - The buildings on the site are unchanged. There appears to be some type outside storage area at the east end of the property. Long, rectangular racks or equipment are stored adjacent to the east end of the buildings.

1980 - The outside areas of the site around the perimeter of the buildings have been cleaned up or resurfaced. There is no evidence of materials stored outside on the property. The buildings remain unchanged. No changes are evident on the adjoining properties.

1985 - Several of the old buildings on the site have been removed and two (2) new buildings have been constructed on the property. One new building is located at the west end of the site, at the southwest corner of the property. One of the original buildings has been retained on the site and is located directly north of the new building at the southwest corner of the property. A second, rectangular-shaped building has been constructed at the north end of the property,

adjacent to the railroad tracks. There are parking areas at the east, south and west ends of the site.

1990 - No significant changes to the site or surrounding properties.

### **Sanborn Maps**

Historical land use was evaluated from insurance maps of the site. The maps for the years 1927, 1950, 1966 and 1968 were obtained from the Sanborn Map Company in New York.

1927 - The site is undeveloped. Gordon Avenue South extends across the site in a northwest to southeast direction. The Inland Steel Company of Wisconsin is located on the property directly to the northeast, across the Chicago & Northwestern Railroad tracks. There are two (2) aboveground storage tanks (ASTs) at the west end of the Inland Steel property. The tanks are 24,000 and 100,000 gallons and contained fuel oil. The tanks were located approximately 300-350 feet northeast of the subject site. The Inland Steel site consisted of a large building that housed a galvanizing room, warehouse, mill room, bar room, furnace room, machine shop, carpenter shop and annealing room. Smaller buildings on the Inland Steel site were utilized as a hospital, lunch room, offices, lumber storage and gate house.

1950 - The property at 5116 West Lincoln Avenue is occupied by the Grey Iron Foundry. The building on the site is irregular-shaped and houses a foundry, core room, offices, warehouse and heater room. Four (4) circular dust collectors are located outside on the south side of the building. There is a small stand-alone brick storage building located approximately 25 feet north of the main building. The tanks and buildings that had been located on the Inland Steel Company of Wisconsin property have been removed. All that remains on the former Inland Steel site is one (1) small building which is vacant. The General Electric X-Ray Corporation is located at 4855 West Electric Avenue, northeast of the site.

1966 - The property at 5116 West Lincoln Avenue is not shown on the map. The adjoining property to the west is occupied by a bakery. The bakery consists of a store, loading dock, oven room, boiler room and processing & freezing room. The bakery was constructed in 1963. A steam laundry (constructed 1965) is located directly west of the bakery. There is a filling station on the southwest corner of South 54th Street and West Lincoln Avenue.

1968 - The building at 5116 West Lincoln Avenue has been enlarged to the east. The building consists of a core room, lead smelting, furnaces, bake house, heater room, offices, scrap iron storage (constructed 1967) and warehouse. There are a total of nine (9) cooling towers on the property, six (6) at the southwest corner of the property and three (3) on the north side of the building. There are four (4) flue dust collectors adjacent to the south side of the building. A large building has been constructed on the property directly to the north, across the railroad tracks. The building is identified as a factory.

### **Topography/Drainage**

According to the U.S. Geological Survey Topographic Quadrangle Map of the area (Milwaukee, Wisconsin, 1958, photorevised 1971) the site is approximately 685 feet above mean sea level (Figure 1). The surface topography in the immediate area is relatively level but gently slopes

downward to the northeast. The Menomonee River is located approximately 1 1/2 miles to the northeast. Based on this information, it is anticipated that both surface water drainage and shallow or perched groundwater flow in the vicinity of the site would be to the northeast toward the Menomonee River.

## REGULATORY INFORMATION CONCERNING SITE & VICINITY

### Wisconsin Department of Natural Resources (WDNR)

The Southeast District of the WDNR provided FOX with the following information:

#### **Wisconsin Hazardous Waste Generators**

The subject site and Grebe Bakery are not listed as hazardous waste generators in the 1994 report. The Oilgear Company located directly to the southeast, across West Lincoln Avenue is listed as a large quantity generator. Oilgear generated 470,040 pounds of hazardous waste during the 1994 reporting period.

#### **Spill Reports for Milwaukee County**

According to the statewide spills list, there have been no reported spills on the subject property in the past six years. There has been one (1) spill on a site within 1/4 mile of the subject property in the past six years. An unknown quantity of nitric acid was spilled at 4855 Electric Avenue (General Electric Company) on January 7, 1992. The spill generated a "no action taken" response from the WDNR. The spill site is located approximately two (2) blocks northeast of the subject property. Based on distance, location and the WDNR's response there is no evidence that the spill has impacted the subject property.

#### **Registry of Waste Disposal Sites in Wisconsin**

According to the Wisconsin Department of Natural Resources (WDNR) Registry of Waste Disposal Sites in Wisconsin (June 1993 Update), there is no landfill on the subject property. There is one landfill at a site within 1/2 mile of the subject property. The landfill (Wehr Steel) is located in the SE 1/4 Section 2, T6N, R21E. This would place the landfill approximately 1/2 mile northwest of the subject property.

FOX contacted Ms. Doris Nadolny, Records Manager, WDNR Bureau of Solid & Hazardous Waste Management, Southern District, Madison, Wisconsin, to obtain available information relative to disposal activity at the Wehr Steel landfill (Appendix E). According to information on file, the Wehr Steel facility was being monitored by the WDNR relative to the proper disposal and management of PCBs (polychlorinated biphenyls) and equipment containing PCBs (NR 157). Most of the correspondence on file is dated 1978. The address of the Wehr Steel facility is identified as 2100 South 54th Street.

Wehr Steel Company had three (3) indoor transformers, thirty (30) indoor capacitors and twenty-four (24) outside capacitors that contained PCBs. The WDNR instructed Wehr Steel to establish a written program for the disposal and management of PCBs according to the

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guidelines and requirements of NR 157. Westinghouse Electric Company had removed PCBs in two (2) indoor transformers over a two (2) year period. The transformers were retrofitted with non-PCB fluids.

Based on distance, location and information provided by the WDNR there is no evidence that the Wehr Steel landfill has impacted the subject property.

#### **Underground Storage Tank Removal, Investigation & Cleanup**

According to the WDNR's computerized leaking underground storage tank (LUST) removal, investigation and cleanup list there is one (1) tank project on the subject property. There are twelve (12) tank projects on sites within 1/2 mile of the subject property. The identity, reporting date, location, *priority ranking* and approximate distance of the tank projects relative to the subject property are as follows:

*Note: priority rankings are based on contaminant type and concentration, soil type, soil permeability and threat to human health and the environment. Priority # 1 is a high priority, # 2 medium, # 3 low and # 4 is unknown pending further investigation.*

Allis Machine, Inc. - 5708 West Lincoln Avenue - priority # 2 - reported 9/10/93 - six (6) blocks west;

Allis Transmissions - 5330 West Lincoln Avenue - priority # 3 - reported 4/16/90 - two (2) blocks west;

C D Baird - 5325 West Rogers - priority # 3 - reported 2/22/90 - five (5) blocks northwest;

CRC Wasco - 5116 West Lincoln Avenue - priority # 2 - reported 9/24/92 - tank project closed 2/10/95 - subject property;

Dings Corporation - 4740 West Electric Avenue - priority # 2 - reported 12/4/90 - three (3) blocks northeast;

Donahue Trucking - 4653 West Electric Avenue - priority # 2 - reported 5/16/91 - tank project closed 7/7/95 - four (4) blocks northeast;

Fleischman-Kurth I - 2100 South 43rd Street - priority # 1 - reported 5/31/90 - seven (7) blocks northeast;

Fleischman-Kurth II - 2100 South 43rd Street - priority # 1 - reported 10/26/90 - seven (7) blocks northeast;

G.E. Medical Systems II - 4855 West Electric Avenue - priority # 2 - reported 9/6/89 - tank project closed 10/8/91 - two (2) blocks northeast;

G.E. Medical Systems I - 4855 West Electric Avenue - priority # 1 - reported 11/29/88 - two (2) blocks northeast;

General Electric Hotpoint - 2205 South 43rd Street - priority # 2 - reported 6/1/87 - tank project closed 11/11/92; Eight (8) blocks northeast;

Carol Mueller property - 5730 West Lincoln Avenue - priority # 2 - reported 6/10/91 - six (6) blocks west;

N I Industries - 4601 West Lincoln Avenue - priority # 3 - reported 10/16/89 - tank project closed 10/4/90 - four (4) blocks east;

The underground storage tanks (USTs) on the subject property (CRC Wasco) had impacted the site. However, based on documentation provided to the WDNR relative to investigative and remedial activities on the subject property the tank project at the site was closed on 2/10/95. Based on distance and location there is no evidence that the remaining tank projects have had a negative environmental impact on the subject property.

### **Hazard Ranking List**

The Hazard Ranking List (July - 1994) does not identify the subject site or any sites within one (1) mile of the site.

### **Inventory of Sites or Facilities Which May Cause or Threaten to Cause Environmental Pollution**

The subject property and sites within 1 mile are not listed as facilities which may cause or threaten to cause environmental pollution.

### **Department of Industry, Labor & Human Relations (DILHR)**

The computerized list of underground storage tanks maintained with DILHR shows three (3) tanks are currently registered at this site and two (2) registered at a property in the general vicinity of the site as follows (Appendix F):

Wasco - 5116 West Lincoln Avenue - 2,000 gallon leaded gasoline, closed by removal 9/17/92; 550 gallon unleaded gasoline, closed by removal 9/17/92 and 2,000 gallon diesel fuel, closed by removal 9/17/92.

Grebe's Bakery - 5132 West Lincoln Avenue - 10,000 gallon diesel fuel, installed 12/14/88, tank is in use; 8,000 gallon diesel fuel, installed 1966, closed by removal 12/15/88.

The original DILHR registration forms (SBD-7437) show that two (2) underground tanks at 5116 West Lincoln Avenue (Wasco) were registered twice (Appendix F). A 2,000 gallon diesel fuel tank (Tank ID # 40100918) was registered as abandoned with no product on 9/17/92. A 2,000 gallon unleaded gasoline tank (Tank ID # 40100918) was registered on 8/20/93 as closed - tank removed. A 550 gallon unleaded gasoline tank (Tank ID # 40100919) was registered as abandoned with no product on 9/17/92. A 550 gallon unleaded gasoline tank (Tank ID # 40100919) was registered on 8/20/93 as closed - tank removed. A 1,000 gallon unleaded gasoline tank was registered on 8/20/93 as closed by removal (Appendix F).

**United States Environmental Protection Agency**

**National Priorities List (NPL)**

The list of all sites placed on the National Priorities List (Superfund sites) was reviewed. The subject property and sites within one (1) mile of the subject property were not found on the list.

**CERCLIS List**

FOX reviewed the USEPA's current Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) listing of sites in the state of Wisconsin. The subject property and sites within one (1) mile of the subject property are not identified on the CERCLIS list.

**West Allis Fire Department**

FOX contacted the West Allis Fire Department to obtain available information relative to the former use of the site by Allied Smelting Corporation. Chief Raymond Schrader, is not aware of any major incidents at the site relative to Allied Smelting operations on the property. Chief Schrader has no first hand knowledge of the Allied Smelting operations. Allied Smelting was in operation prior to his association with the West Allis Fire Department. FOX interviewed Fire Prevention Inspector Frank Zaller, a lifelong resident of the city of West Allis. According to Inspector Zaller, Allied Smelting was in the business of recycling waste lead/acid batteries. Inspector Zaller informed FOX that large numbers of batteries were stored outside on the property. There were several small buildings scattered throughout the Allied Smelting site. Inspector Zaller does not recall any incidents involving the spilling of sulfuric acid at the site and has no personal recollections of any other major problems on the property.

**OBSERVATIONS AND FINDINGS**

On October 9, 1995, Mr. Gerald T. Frank, representing FOX, conducted an environmental assessment of 5000-5116 West Lincoln Avenue in West Allis, Wisconsin. Mr. Don Balsiewicz, Concrete Raising Corporation, provided FOX with access to the buildings and outside areas of the property.

The property consists of masonry buildings, asphalt and concrete parking lots and outside storage areas. The property is located on the north side of West Lincoln Avenue between South 50th & South 52nd Streets (Figure 1).

The building identified as 5116 West Lincoln Avenue is located at the west end of the property. A driveway at the west end of the site provides access to the buildings at 5116 and 5110 West Lincoln Avenue. The building at 5116 West Lincoln Avenue is currently occupied by Prime Building Supply. This building (5116) is the only structure remaining on the property that had been a part of Allied Smelting Company, a former occupant of the property. The additional buildings on the site were constructed in 1982.

The property is currently owned by Robert & Sandra A. Zidar. According to Bob Zidar, the buildings that were occupied by Allied Smelting Company were elevated in relation to the surrounding properties. After the purchase of the property in 1981 all of the buildings that had been used by Allied Smelting were demolished and removed with the exception of the structure at 5116 West Lincoln Avenue. Following building demolition activity approximately four (4) feet of soil were removed to prepare the site for new construction activity. Mr. Zidar informed FOX that approximately 2-3 feet of soil were removed from the remaining areas of the site.

FOX attempted to interview Mr. Max Adler, the former President of Allied Smelting Company. However, Mrs. Adler informed FOX that Mr. Adler is unable to speak on the phone due to ill health. Mrs. Adler has no information relative to the whereabouts of Mr. Boris Kruchkoff a former co-owner of the property with Mr. Adler. Mrs. Adler is unable to provide any information regarding former employees of the company.

FOX contacted the West Allis Historical Society to obtain available information relative to plant operations and names of former employees associated with Allied Smelting Company. Mr. Gary Gatton of the historical society conducted a search for any information relative to the smelting company that had operated on the site. Mr. Gatton was unable to provide any additional information.

Mr. Balsiewicz identified the former locations of three (3) underground storage tanks that were removed from the property in September, 1992. One tank had been located on the north side of the 5116 building (Photograph # 1 Appendix G). The other two tanks were located off of the southwest corner of the 5116 building (Photo # 2). There is new concrete over the former tank excavations. There is a large concrete parking and outside storage area on the north side of the building (Photo # 3). The concrete on the parking & storage lot appears to be older and has broken and deteriorated areas. There are several dumpsters in the outside storage area that contain waste paper, cardboard, carpet remnants and pieces of vinyl flooring.

The offices for Prime Building Supply have carpeted floors, painted walls, suspended ceilings and fluorescent light fixtures. A large shop area is used to manufacture countertops from solid surface materials. The shop has painted concrete block walls, concrete floor and a fiberglass insulated ceiling. The shop contains work tables, table saws, conveyor belts and miscellaneous hand tools. An additional shop contains work tables. The floor of the shop is covered with white residue and dust generated by sawing and cutting operations. A mezzanine storage area contains scrap materials and boxes of material labeled "Romanite".

An additional mezzanine storage area contains obsolete fluorescent light fixtures, paper, cardboard and cans of paint. A large air compressor is located below a stairway leading to the mezzanine. There is no staining around the base of the compressor. A separate room off of the shop contains electrical switches, circuit breaker panels, telephone equipment and wiring. The electrical & telephone room has a poured concrete ceiling and concrete block walls. A workshop contains a workbench, tools and supplies. The supplies are stored on wood shelves.

The building identified as 5110 West Lincoln Avenue is occupied by Wasco, a company that sells windows, doors and stand-alone enclosures. The offices have carpeted floors, papered walls, suspended ceiling tiles and fluorescent lighting. A restroom has a ceramic tile floor, suspended tiles and a ceiling vent. A carpeted showroom east of the offices contains displays of

windows, doors and room enclosures. The showroom has ceiling-mounted natural gas heaters, painted concrete block walls, steel deck ceiling and fluorescent light fixtures. A showroom restroom has a ceramic tile floor, painted plasterboard walls and a suspended ceiling. A storage and work room on the north side of the showroom contains a camping trailer, sheets of particle board and replacement windows. The top of the north wall in the storage & work room retains a painted advertisement with the following information: "Allied Smelting Company - Smelters and Refiners of Quality Metals" (Photo # 4).

Carpet Plus, Inc. is located at 5100 West Lincoln Avenue. The carpet store has a concrete floor, concrete block walls, steel deck ceiling and fluorescent lighting. Rolls of carpeting are stored on shelves throughout the store. A storage mezzanine with a concrete floor contains body building equipment and carpet samples. The store offices have carpeted floors, suspended ceilings, painted walls and recessed fluorescent light fixtures.

The building identified as 5050 West Lincoln is currently vacant. According to the employee at the carpet store, the building had been occupied by Capital City, a distributor of comic books. The building has a painted concrete floor. Three (3) municipal water meters are located at the southeast corner of the building. Offices have carpeted floors, painted walls, suspended ceiling tiles and fluorescent light fixtures. A mezzanine storage loft has a wood floor and is completely empty.

Liberty Glass Company is located at 5000 West Lincoln Avenue at the east end of the property. The offices have suspended ceilings, carpeted floors, painted walls and fluorescent lighting. A mezzanine storage area at the east end of the shop has a concrete floor and contains office records, natural gas furnace and miscellaneous debris. The shop has a concrete floor, concrete block walls and a steel deck ceiling. The shop contains racks of window glass, aluminum window and door frames, work tables and cutting tools.

A storm sewer near an overhead door at the west end of the shop contains water at a level approximately two (2) feet below the floor. The water is clear and has no odor. A large storage room directly west of the shop contains windshields for motor vehicles, scrap aluminum, plywood and scrap lumber. The shop and storage room floors are relatively free of staining.

There is a large asphalt parking lot on the south side of the building that extends from the Wasco building on the west to Liberty Glass Company on the east. A storm sewer in the middle of the parking lot drains surface water run-off. A driveway off of West Lincoln Avenue provides access to the parking lot.

The east end of the property extends the railroad tracks. There is a small triangular-shaped area at the far east end of the site which is covered with small trees, bushes and natural vegetation. There is a small asphalt parking lot on the east side of the glass company. The railroad track extends along the north boundary of the site. There is a narrow space between the north side of the building and the railroad tracks. A chain link fence along the north property boundary is parallel to the railroad tracks.

The area between the north side of the building and the railroad tracks is surfaced with concrete. The concrete appears to be many years old. There are numerous snow plows stored on the concrete along the north wall of the building (Photos # 5 & 6). A small pile of wood pallets are



located next to snow plows at the west end of the outside storage area. Additional road equipment is stored on a gravel and grass-covered area at the northwest corner of the building (Photo # 7). According to Don Balsiewicz, the equipment is used to spread salt on roadways.

### POTENTIAL ENVIRONMENTAL LIABILITIES

FOX has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 at 5000-5116 West Lincoln Avenue, West Allis, Wisconsin. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- ♦ The site had been utilized to perform lead smelting and waste lead/acid battery recycling operations.
- ♦ There is conflicting information relative to the registration and removal of underground storage tanks on the property.
- ♦ There are painted surfaces that could contain lead-based paint.
- ♦ There are various building materials which may contain asbestos.
- ♦ There are waste lamps and bulbs that require proper disposal.
- ♦ There are fluorescent light ballasts which could contain PCBs.

### SUMMARY AND RECOMMENDATIONS

In conclusion, based on the observations made and the information reviewed during the course of this environmental assessment, there appears to be the following real or potential environmental impairments, or risks to impairment that represent existing or potential financial and legal liabilities to responsible parties:

- ♦ The property at 5116 West Lincoln Avenue had previously been occupied by Grey Iron Foundry and Allied Smelting Company. The original building was constructed on the site in 1945. The Grey Iron Foundry occupied the site from approximately 1946-1950. Allied Smelting Company operated on the site from approximately 1950-1975. According to historical research, Allied Smelting Company recycled waste lead/acid batteries, conducted lead smelting and produced additional metals through smelting and refining operations. The Grey Iron Foundry had four dust collection units outside, on the south side of the building. Allied Smelting had four (4) flue dust collectors outside on the south side of the building (Sanborn Maps).

There are complaints on file at the West Allis building inspection office from neighborhood properties relative to the production of sulfuric acid fumes, particulate emissions, noise and vibrations from Allied Smelting Company operations. West Allis

Fire Prevention Inspector Frank Zaller informed FOX that large amounts of waste lead/acid batteries were stored outside on the Allied Smelting Company property.

Due to the past history and utilization of the property by Grey Iron Foundry and Allied Smelting Company the site could have been contaminated by heavy metals. The outside storage of lead/acid batteries, metal smelting, refining operations and waste disposal operations and procedures in effect during the 1940s through 1970s increases the possibility that the site could have been contaminated. FOX recommends that several boreholes be placed on the property to obtain samples of native soil for heavy metals (8 RCRA metals) analysis. The laboratory results will determine whether the underlying soils on the property have been contaminated and whether additional subsurface investigative activities will be required.

- ♦ According to information from Drake Environmental, Inc. three (3) underground storage tanks (USTs) were removed at the site in September, 1992. The tanks were 550 gallons, 1,000 gallons, 2,000 gallons and had contained gasoline. According to Drake Environmental, Inc. contaminated soils discovered in conjunction with the tank removals were properly remediated and the WDNR closed the tank project on February 10, 1995. Permits had been issued by the West Allis building inspection department to install a 1,000 gallon oil tank (# 79662, 2/18/54) and a 2,000 gallon gasoline tank (# 111811, 5/11/62). There is no permit on file to document the installation of a 550 gallon tank.

According to the computerized records at DILHR there are three (3) USTs registered to 5116 West Lincoln Avenue (Wasco). The registered tanks include a 2,000 gallon leaded gasoline, 550 gallon unleaded gasoline and a 2,000 gallon diesel fuel. This is not consistent with the information supplied in a July 26, 1993 letter by Drake Environmental. The USTs are identified on the DILHR computerized registration forms as having been closed by removal on 9/17/92. There is no information on file relative to the 1,000 gallon oil tank installed in 1954. No permit was found for the installation of a diesel fuel tank on the property.

According to the Underground Petroleum Product Tank Inventory forms (SBD-7437) from DILHR a 2,000 gallon tank (ID # 40100918) was originally registered on 9/17/92 as containing diesel fuel and abandoned with no product. A second registration was completed on 8/20/93 for a 2,000 gallon unleaded gasoline tank (ID # 40100918) closed by removal. A 550 gallon unleaded gasoline tank (ID # 40100919) was registered on 9/17/92 as abandoned with product. A second registration was completed on 8/20/93 for a 550 gallon unleaded gasoline tank (ID # 40100919) closed by removal. A 1,000 gallon unleaded gasoline tank (ID # 40100920) was registered on 8/20/93 as closed by removal.

FOX recommends that the registrations on file at DILHR be evaluated to determine if the size and contents of the tanks are correct. FOX further recommends that a comprehensive investigation be completed to determine whether a diesel fuel or fuel oil tank could have been installed on the property. There is a concern that there could be an additional UST somewhere on the property.

- ♦ There are painted metal, plaster, wood, concrete and plasterboard surfaces in the building at 5116 West Lincoln Avenue. The painted surfaces in the building are in relatively good

condition. Several areas of the painted surfaces have minor deterioration. Painted surfaces in buildings constructed prior to 1978 may contain lead-based paint. Due to the age of the building (1945) a high probability exists that lead-based paints were used in the past.

FOX recommends that an operations and maintenance program be developed. The program should document the location of chipping, peeling, or "chalking" paint, designate either repair or removal for specific areas, periodically inspect the painted surfaces for additional damage, and have a plan for maintenance work involved in removing the paint.

- ♦ There are various building materials including ceiling tile, plasterboard joint compound, ceramic tile and/or mastic, plaster and roofing underlayment which could contain asbestos in the nonfriable form. These materials are assumed to contain asbestos until they are tested and a determination is made that they do not contain asbestos. **FOX does not do destructive sampling**, therefore, we recommend that building materials assumed to contain asbestos should be sampled prior to any sanding, drilling, demolition, remodeling or repairing.
- ♦ Waste fluorescent lamps and incandescent bulbs are generated at the site through replacement activity. FOX assumes that the waste fluorescent lamps and incandescent bulbs are placed in the trash dumpster for disposal. Fluorescent lamps contain mercury to aid in the illumination process and incandescent bulbs may contain lead solder. The WDNR has issued a memorandum which sets the guidelines and requirements for the proper disposal of waste lamps and bulbs by businesses in the state of Wisconsin (Appendix H). The guidance memorandum does not permit businesses to dispose of waste lamps and bulbs in a sanitary landfill. FOX recommends that the waste lamps and bulbs be disposed of according to the guidelines and requirements listed in the WDNR memorandum.
- ♦ There are fluorescent light fixtures in the building that due to their age could have ballasts that contain polychlorinated biphenyls (PCBs). Most manufacturers used PCBs in ballasts prior to 1979. State regulations do not require their removal simply due to that discovery. This is a potential environmental financial burden, because removal of these lights (i.e. for remodeling purposes, demolition, etc.) in the state of Wisconsin requires that the ballasts be disposed of in accordance with NR 157 and its guidelines. FOX recommends that the ballasts be inspected prior to disposal to determine whether they contain PCBs.

### LIMITATIONS

Fox Environmental Services, Inc.'s site assessment was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area and FOX observed that the degree of care and skill generally exercised by other consultants under the same circumstances and conditions. Fox's findings and conclusions must not be considered as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the preliminary environmental site assessment. No other warranty, expressed or implied is made.

Specifically, Fox does not and cannot represent that the site contains no hazardous material, oil or other latent condition beyond that observed by Fox during its site assessment.

The conclusions presented in this report are professional opinions based solely upon visual observations. Our interpretation of the available historical information and documents reviewed, as described in this report, were considered in the conclusions. This report is intended for the sole use of Robert & Sandra A. Zidar.

The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations is at the risk of the said user.

# Wisconsin Metal Fabricating Co.

GAS AND ELECTRIC WELDING

PHONE ORCHARD 3500

3714 W. BURNHAM ST.

MILWAUKEE 4, WIS.

July 31, 1945

Hon. Mayor & Common Council,  
City of West Allis,  
West Allis 14, Wisconsin

Gentlemen:

As per our oral conversation of last evening, I agree not to run the water from the new office building I propose to build at 5116 West Lincoln Avenue in the City of West Allis into the building located in the town of Greenfield, just adjacent to the east without first securing the permission of your Honorable Body.

I remain

*Wis Metal Fabricating Co.*

*Lester Marks*  
Owner

COPY

# Application for Permit

No. 111811☒ HEATING☒ AIR CONDITIONER☒ MOVING☒ DEMOLISH☒ SIDING☒ PLASTERING☒ FLAMMABLE LIQUID TANKS

TO THE BUILDING INSPECTOR:

WEST ALLIS, WIS., ~~May 10~~ MAY 11 1962

The undersigned hereby applies for a permit to ~~install one 2,000 gallon tank~~  
according to the following statement:

Owner Mobil Oil Company Address 907 South 1st StreetLocation of structure Allied Smelting 5116 W. LincolnCost \$400.00 Fee \$2.00 Ward \_\_\_\_\_Kind of building (factory, shop, store, dwelling?) Factory

Class of construction \_\_\_\_\_ To be occupied by \_\_\_\_\_

Name of contractor Diamond Engineering Co., Inc. Address 2730 South Sunny Slope Rd.

Name of Arch.-Design.-Eng. \_\_\_\_\_ Address \_\_\_\_\_

Is building old or new or being remodeled? \_\_\_\_\_

(State in detail kind of occupancy or work to be performed.) Mention alterations, replacements, etc.~~install one 2,000 gallon tank.~~ 24/8 gas tank

Specify Electrical contractor for electrical wiring. \_\_\_\_\_

I hereby Agree between the undersigned, as owner, his agent or servant, and the City of West Allis, that for and in consideration of the permit to construct, erect, alter or install and the occupancy of the building as above described, to be issued and the Building Inspector, that the work thereon will be done in accordance with the description herein set forth in this statement, and fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, or install and to insure strict compliance with the ordinances of the City of West Allis; and to obey any and all lawful orders of the Building Inspector of the City of West Allis and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structural permanent building equipment.

ALLIED SMELTING ADDRESS \_\_\_\_\_  
(Owner)DIAMOND ENGINEERING ADDRESS \_\_\_\_\_  
(Agent)

IN QUADRUPPLICATE Tel. No. \_\_\_\_\_

"NORB" MURRAY

# DIAMOND ENGINEERING CO., INC.

GASOLINE AND OIL STORAGE SYSTEMS

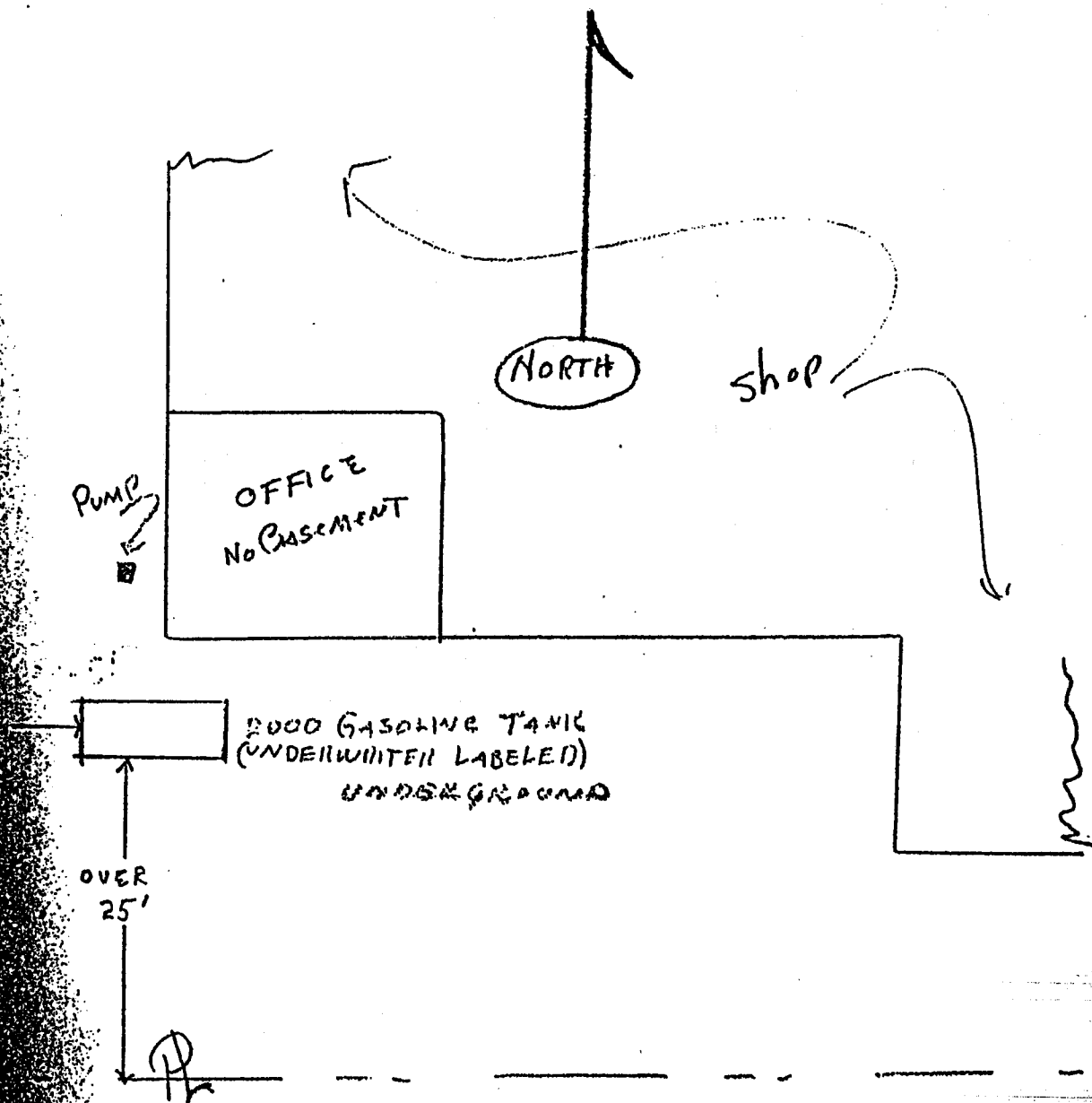
*Sales and Service*

EXCAVATING - TRENCHING

PHONE: SUNSET 6-5800

2730 SO. SUNNY SLOPE ROAD

NEW BERLIN, WISCONSIN



5116<sup>1/2</sup> LINCOLN.  
ALLIED SMELTING

August 13, 1962

Milwaukee County  
Department of Air Pollution Control  
9722 W. Watertown Plank Road  
Milwaukee 13, Wis.

Gentlemen:

Complaints have been referred to this Department regarding pollution of the atmosphere resulting from the smelting operation of Allied Smelting Company located at 3116 W. Lincoln Avenue. Complaints were referred by six (6) residents in the area on August 11, 1962. Residents in the area claim the pollutant is a sulfuric acid fume.

The neighbors of the Wehr Steel Company at 2100 South 54th Street have also complained about the excessive black smoke from the chimneys of the Wehr Steel Company. These complaints have been made to the Alderman in the Ward in which the plant is located.

I am bringing this matter to your attention and respectfully request that your Department investigate complaints noted herein.

Yours truly,

William L. Kralj  
Building Inspector

WLK/lfc



Location

5116 St. Lincoln Ave.

Owner

Allied Smelting Corp.

Occupant

Comolaint By Ald. Black.

recurrence, used for  
being expelled into atmosphere  
Comolaint creating nuisance  
in neighborhood.

Date 8-13

16

Inspector Kobe &amp; McEl

10-13-02. Alderman Black called in this complaint.  
He has received complaints from six home owners  
on E. 52nd St. South of St. Louis, over  
notified County Air Pollution Dept. to investigate.

OFFICE OF THE CITY ATTORNEY  
CITY OF WEST ALLIS

WISCONSIN  
February 13, 1964

WILLIAM T. SCHMID  
City Attorney

FREDERICK A. MILLER  
Assistant City Attorney

Mr. Max Adler, President  
Allied Smelting Corporation  
5116 W. Lincoln Avenue  
Milwaukee 19, Wisconsin

Dear Sir:

This office has been furnished with an inter-office report from the Health Department pertaining to an investigation of a noise complaint they received from a West Allis resident on February 5, 1964, at 5:30 p.m. The Health Department report in essence indicates that the cause of the noise and vibrations which gave rise to the complaint was an excess of air being used on one of the furnaces.

We are sure you are aware of the many complaints which the city has received about noise and vibration in your neighborhood. A good number of the problems have already been solved and it may well be that proper regulation of the air supply on the furnaces will eliminate all future complaints.

We would appreciate it if you would give this matter your personal attention to insure that all of your employees are instructed in the proper operation of your furnaces. We feel certain that this will be the final solution to a long standing problem.

Yours very truly,



William T. Schmid  
City Attorney

CC: Mayor Klentz  
Alderman Blask  
Alderman Ross  
Mr. Fred Kuolt  
Mr. William Kralj ✓  
Dr. E. Bertolaet

July 31, 1967

Mr. William T. Schmid  
City Attorney  
City of West Allis,  
Wisconsin

SUBJECT: Allied Smelting Co., 5116 W. Lincoln  
Avenue. Building Inspection  
Department Report

Dear Bill:

This is in response to your request for a summary of inspections and other information related to the subject in determining the possible legal remedies requested by the Mayor in regard to the operation of Allied Smelting Co.

Inspections By Building Inspection Department  
In Response To Complaints

Date - August 15, 1961

Complainant - Battalion Chief Robert Block  
West Allis Fire Department

Complaint - Fire in smoke stacks, filters burned out.

Inspection September 20, 1961 - Findings:

Company is continuing operation without filters. The owner promised to correct the smoke problem. Reinspection on December 20, 1962. Some progress was made on the flue piping for smoke control, however, the furnace by-products of combustion continue eroding the flue pipe. The noise does not appear to exceed that of a typical manufacturing activity.

Walter Kobs  
Asst. Building Inspector

Date - February 13, 1963

Complainant - Mrs. Koschmeider, 2324 South 52 Street  
Mrs. Randolph, 2328 South 52 Street  
Also, Alderman Ross of the First Ward

Complaint - Constant humming noise - very irritating.

Inspected February 27, 1963 - Findings:

Furnace does hum, the noise does not appear to be extremely loud. Constant monotone may be a nuisance, depending on persons audio sensitivity.

Walter Kobs  
Asst. Building Inspector

On April 29, 1963, Building Inspector William L. Kralj and Health Inspector George Carroll, responded to a second complaint. The inspectors met with Mr. Grietchskoff of Allied Smelting Co. and inspected the operation with him. Mr. Grietchskoff showed the inspectors the operation of the entire plant. The inspection revealed two reverberatory furnaces and the exhaust system with dust collectors in operation were creating noise. However, the noise was not unusually loud as manufacturing and industrial operations go. Mr. Grietchskoff indicated that the plant was not operating at full capacity. The inspectors requested Mr. Grietchskoff to call them when the plant is operating at full capacity. He agreed to cooperate. We did not receive a call informing us, plant is in full operation.

William L. Kralj  
Building Inspector

Date - August 13, 1962

Complainant - Ald. Blask of the First Ward for six constituents and neighbors in the area of Allied Smelting Co.

Complaint - Sulphuric acid fumes discharged into the air by the Allied Smelting Co. creating a nuisance in the neighborhood.

Inspected - August 13, 1962 - Findings:

Unable to determine if sulphuric acid fumes were in the atmosphere. Therefore, to solicit help, on August 13, a communication was sent to the Milwaukee County Department of

Air Pollution Control requesting that they investigate the complaint of the neighborhood surrounding Allied Smelting Co. being polluted with sulphuric acid fumes from their plant. Action on the request has not been reported to this department.

William L. Kralj  
Building Inspector

Date - May, 1964

Mayor Arnold Klentz and Building Inspector, William L. Kralj, visited Mrs. Randolph at her residence at 2328 South 52 Street in response to her complaint of excessive noise emitted from the Allied Smelting Co. We listened while in her dwelling, but could not hear irritating sounds other than the normal industrial type noises and that from city traffic.

William L. Kralj  
Building Inspector

LIST OF BUILDING PERMITS ISSUED

<u>Permit No.</u>	<u>Date of Issuance</u>	<u>To Whom Permit Issued</u>	<u>Permit For</u>
47470	July 31, 1945	Wis. Metal Fabr.Co.	Office, Locker and Shower Bldg.
47754	Nov. 3, 1945	A. J. Tabbert	Plastering
47900	Jan. 9, 1946	Bon Heating Co.	Heating
79662	Feb. 18, 1954	Socony Vacuum Co.	1000 gal. oil tank
92906	Feb. 7, 1956	R. H. Sommer Inc.	Ind. Bldg.
93364	Mar. 14, 1956	Holming Co.	Addn. to factory
94120	May 22, 1956	Geo. Kotze Const.	Addn. to office
96470	Jan. 3, 1957	Van der Linden Plbg.	Gas Boiler
96469	Jan. 3, 1957	" " " "	Gas Burner
98022	Jan. 18, 1957	Allied Smelting Co.	Car Loading Shelter
103458	May 5, 1958	The Hennes Co.	Exhaust Stack

107272	Aug. 3, 1960	R. H. Sommers Inc.	Unloading Shelter
111811	May 11, 1962	Diamond Eng. Co.	2000 gal. gas tank
115232	Aug 28, 1963	Universal Const. Co.	Alt. & Addn.
116777	Apr. 10, 1964	Universal Const. Co.	Found. & Slab
116826	Apr. 17, 1964	Universal Const.	Alterations
123072	Feb. 14, 1967	E. C. Thomas	Addition

We have on file applications for permits, and permits issued for various improvements that have been installed at Allied Smelting Co. beginning July, 1945. If you have use of the permits, we will gladly furnish them to you.

Yours truly,

William L. Kralj  
Building Inspector

WLK/lfc

# WEST ALLIS DEPARTMENT OF BUILDING AND ZONING

COMPLAINT REPORT # 3 OF 92 DATE 1/7/92

RECEIVED BY TED → BOB (Name) PHONE MAIL COUNTER IN FIELD

LOCATION 5116 W LINCOLN AVE ZONED \_\_\_\_\_

LEGAL \_\_\_\_\_ KEY # A74-0007-003

OWNER(S) BOB & TONY ZIDAR (Address) 2121 S 55 ST (Phone)

OCCUPANTS CSM INC. (Address) (Phone)

COMPLAINANT(S) BAR FOUR (Address) 5100 W LINCOLN AVE (Phone)

COMPLAINT REFERRED TO: NAFD ON 2/4/92 (Department)

COMPLAINT: OBNOXIOUS FUMES FROM SPRAY PAINTING  
NEXT DOOR

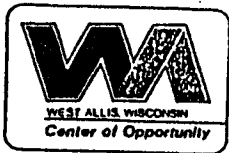
INVESTIGATION REPORT DATE \_\_\_\_\_ INSPECTOR \_\_\_\_\_

1/19/92 FOUND A PORTION OF BUILDING SET ASIDE FOR SPRAY PAINTING OPERATION WITH NO MEANS OF VENTILATION. FOUND SEVERAL SMALL SPRAY GUNS; GALLONS OF PAINT AND THINNERS AND SEVERAL PROFESSIONAL SPRAY GUNS. FIRE DEPT ALSO WAS SEVERAL COMPLAINTS OF SPRAY PAINTING. ADVISED OWNER TO STOP SPRAYING UNTIL PROPER EXHAUST & VENTILATION IS INSTALLED.

DISPOSITION

1/28/92 ORDER SENT CO

2/14/92 REC'D COMPLAINT, PAINTING AGAIN. FROM INSPECTOR  
FOUND PAINT AND THINNERS BUILT UP  
RETURNED TO I.O. (C)



# CITY OF WEST ALLIS

WISCONSIN

Department of Building Inspections & Zoning

Building Inspection

January 8, 1992

ROBERT C. JOHNSON  
Building Inspector

RALPH SCHWALBACH  
Building Inspector

## ORDER

CSM Inc.  
Donald Sothman  
5116 W. Lincoln Ave.  
West Allis, WI 53219

Robert & Tony Zidar  
2121 S. 55th Street  
West Allis, WI 53219

Reference: Property commonly known as 5116 W. Lincoln Ave. in West Allis,  
WI.  
Tax Key #474-0007-003  
D/B/A C.S.M. Inc.

Dear Mr. Sothman:

A referral has been made to this department regarding spray painting being done in your shop. An inspection was conducted January 7, 1991, at which time it was found that you have been using a portion of your building that has no means of exhaust ventilation for spray painting.

You are in violation of Wisconsin Administrative Code, Section 64.18, Contamination of Air.

Therefore, you are hereby ordered to stop all spray painting operation, until you obtain permits for and install a proper ventilation system for spraying paint.

This order is per the authority granted by the West Allis Revised Municipal Code, Section 13.26. If you do not refrain from spray painting, the matter will be turned over to the City Attorney for the issuance of a Summons and Complaint for your appearance before the Municipal Judge.

If you have questions concerning this order or wish to discuss alternatives, please contact me by calling 256-8312, Monday through Friday, 8:00 - 9:00 A.M. or 1:00 - 2:00 P.M.

Sincerely,

Robert C. Johnson  
Building Inspector

Recall: February 10, 1992

CC: Referral file

Property file

RCJ/ap Bcsm



# Application for Permit

HEATING

AIR CONDITIONER

MOVING

DEMOLISH

SIDING

PLASTERING

No.

SEP 09 1992

FLAMMABLE LIQUID TANKS

TO THE BUILDING INSPECTOR:

WEST ALLIS, WIS.,

SEPT 9 1992

The undersigned hereby applies for a permit to

according to the following statement: REMOVE 1- UNDERGROUND STORAGE TANK

1. Owner CONCRETE PAVING CORP INC. Address 2140 SO. 55TH ST W. ALLIS, WISC. 5321.

2. Location of structure 5116 W. LINCOLN AVE LOT

3. Cost 1500 Fee 1500 Ward 1

4. Kind of building (factory, shop, store, dwelling?) MULTI UNIT DWELLING

5. Class of construction \_\_\_\_\_ To be occupied by \_\_\_\_\_

6. Name of contractor NATIONAL TANK SERVICE OF WISCONSIN Address 1813 SO. 73RD ST. W. ALLIS, WISC.

7. Name of Arch. — Design. — Eng. STATE CHART # RKC0092 Address \_\_\_\_\_

8. Is building old or new or being remodeled? OLD - EXISTING

9. (State in detail kind of occupancy or work to be performed.) Mention alterations, replacements, etc.

DATE TO BEGIN  
9-16-92

REMOVAL OF 1- UNDERGROUND PETROLEUM STORAGE TANK CONTENTS - UNKNOWN  
AMOUNT - UNKNOWN

TANK WILL BE CLEANED IN PLACE AND REMOVED FROM GROUND AFTER CONTENTS

HAVE BEEN REMOVED - SITE ASSESSMENT TO BE PERFORMED BY DANCE & MOORE IF REQUIRED BY W.A.

10. Specify Electrical contractor for electrical wiring.

It is Hereby Agreed between the undersigned, as owner, his agent or servant, and the City of West Allis, that for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of the building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the description herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, or install and occupy in strict compliance with the ordinances of the City of West Allis; and to obey any and all lawful orders of the Building Inspector of the City of West Allis and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

NAME ROBERT ZIDAR President

(Owner)

ADDRESS 2140 SO. 55TH ST W. ALLIS - WISC.

Per Paul Jones

(Agent)

National Tank

Address 1813 SO. 73RD ST W. ALLIS, WISC.

SUBMIT ALL COPIES

Tel. No. 414-257-0030

**APPENDIX B**

**Chain of Title Report**

# **KNIGHT-BARRY** TITLE, INC.

835 Wisconsin Avenue, P.O. BOX 98, Racine, Wisconsin 53401 • (414) 633-2479 • Milwaukee (414) 765-9440 • Fax (414) 633-4928



October 12, 1995

Mr. Jerry Frank  
Fox Environmental Services, Inc.  
5150 N. Port Washington Road, Suite 250  
Milwaukee, WI 53217

JOB NO.: 95-791  
ORDER NO.: M-212,064

## CHAIN OF TITLE REPORT

In accordance with your request, we have made an examination of the records and files in the Office of the Register of Deeds of Milwaukee County, since January 1, 1940 at 8:00 A.M. to August 22, 1995 at 8:00 A.M., the effective date of this report, and find the following of record affecting the below-referenced premises:

PROPERTY ADDRESS: 5000 W. Lincoln Avenue

- 1940 Property owned by The Mitchell Properties, Inc.
- 1944 Warranty Deed executed by The Mitchell Properties, Inc. to Superior Steel Products Corp., dated December 22, 1944 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on December 28, 1944 in Volume 2075 of Deeds, at page 426, as Document No. 2532640. (Affects Parcel II)
- 1945 Warranty Deed executed by The Mitchell Properties, Inc. to Lester J. Marks and Marion Marks, husband and wife, as joint tenants, dated April 6, 1945 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on April 6, 1945 in Volume 2102 of Deeds, at page 135, as Document No. 2549967. (Affects Parcel I)
- 1947 Warranty Deed executed by Superior Steel Products Corp. to Standard Real Estate Co., dated October 21, 1947 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 17, 1947 in Volume 2434 of Deeds, at page 78, as Document No. 2753270. (Affects Parcel II)

ISSUING AGENT OF

CHICAGO TITLE INSURANCE COMPANY

- 1947 Warranty Deed executed by Standard Real Estate Co. to Roth & Taplin Housing Corp., dated December 10, 1947 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on December 30, 1947 in Volume 2449 of Deeds, at page 178, as Document No. 2762102. (Affects Parcel II)
- 1947 Warranty Deed executed by Roth & Taplin Housing Corp. to The Dorst Company, dated December 24, 1947 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on December 30, 1947 in Volume 2449 of Deeds, at page 90, as Document No. 2762024.
- 1949 Warranty Deed executed by Lester J. Marks and Marion Marks, his wife to Morris Weitzman and Abe Weitzman, dated August 3, 1949 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on August 3, 1949 in Volume 2642 of Deeds, at page 616, as Document No. 2877542. (Affects Parcel I)
- 1952 Quit Claim Deed executed by The Dorst Company to A & S Realty Company, dated March 31, 1951 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on September 24, 1952 in Volume 3065 of Deeds, at page 364, as Document No. 3142826. (Affects Parcel II)
- 1956 Warranty Deed executed by Morris Weitzman and Rosalie Weitzman, his wife and Abe Weitzman and Eve Weitzman, his wife to A & S Realty Company, dated February 29, 1956 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on March 8, 1956 in Volume 3548 of Deeds, at page 404, as Document No. 3473641. (Affects Parcel I)
- 1961 Warranty Deed executed by A & S Realty Company to The Allied Smelting Corporation, dated June 2, 1961 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on August 11, 1961 in Volume 4165 of Deeds, at page 620, as Document No. 3897698. (Affects Parcel II)
- 1980 Warranty Deed executed by Max Adler and Boris Kruckhoff, a majority of the surviving trustees for the stockholders of A & S Realty Company, a dissolved corporation to Allied Smelting Corporation, dated October 31, 1980 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 7, 1980 in Reel 1336, Image 702, as Document No. 5438209. (Affects Parcel I)
- 1980 Warranty Deed executed by Allied Smelting Corporation to Tony Zidar, Jr. and Robert Zidar, dated October 31, 1980 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 7, 1980 in Reel 1336, Image 703, as Document No. 5438210. (Affects Parcels I and II)

1992 Quit Claim Deed executed by Tony L. Zidar, Jr. and Kathleen I. Zidar, husband and wife to Robert J. Zidar and Sandra A. Zidar, husband and wife, dated October 20, 1992 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on October 22, 1992 in Reel 2891, Image 1285, as Document No. 6678966.

This examination does not include judgments, federal tax liens or state tax liens, mortgages, construction or maintenance liens, restrictions, easements, special assessments, general taxes or assessments, laws, zoning and other ordinances unrecorded, regulating and restricting the use of said premises.

Very truly yours,

KNIGHT-BARRY TITLE, INC.

BY: Richard W. Wosilait  
Richard W. Wosilait  
Title Examiner

\$6LV		\$106,400TV		\$187,200TV
\$9LV		\$25,200LV		\$26,500LV
\$32,48/94		\$800,501V		\$120,700IV
		\$800,53/94		\$,414,24/94

MILWAUKEE, WI.

**TRW•MIL**

TAX KEY	MUNICIPALITY	LOT SIZE	PROPERTY CLASS	IMPROVEMENT DATA	SALES INFO	VAL	UES
OWNERS NAME	ADDRESS		PROPERTY USE	PRICE	DATE	TOTAL	LAND
PHONE NUMBER	LEGAL DESCRIPTION		BUILDING SQFT/DIMENSIONS	TYPE	TYPE	IMPROVEMENT	LAND
PROPERTY LOCATION			ATTACHED STRUCTURE/SIZE	VLDTY	VLDTY	IMPROVEMENT	LAND
LEGAL DESCRIPTION			EXTRA FEATURES/DIMENSIONS-YRBLT-QUAN			IMPROVEMENT	LAND
			BLDG DATA/SITE IMPROVEMENTS			IMPROVEMENT	LAND
474-0264-004-0	WEST ALLIS CITY	.62AC	MERCANTILE			\$557,500TV	\$557,500TV
ZIDAR ROBERT & SANDRA			UTILITIES-ALL PUBLIC			\$56,900LV	\$56,900LV
2615 S 84 ST			SITE-LEVEL			\$520,600TV	\$520,600TV
WEST ALLIS WI 53227			SIDEWALK			\$22,533.40/94	\$22,533.40/94
#2075-2109 S 55TH ST			STREET TYPE-PAVED				
CERTIFIED SURVEY MAP NO 5603 SH 1/4 SEC			TRAFFIC -LIGHT				
2-6-21 PARCEL 2							
474-0807-003-4	WEST ALLIS CITY	1.12AC	MERCANTILE			\$642,200TV	\$642,200TV
ZIDAR ROBERT J & SANDRA			WAREHOUSE			\$152,500LV	\$152,500LV
2615 S 84 ST			UTILITIES-ALL PUBLIC			\$489,700TV	\$489,700TV
WEST ALLIS WI 53227			LAND TYPE-WATERFRONT			\$25,999.35/94	\$25,999.35/94
#5000			SITE-LEVEL				
ASSESSORS PLAY NO 272 PT LOT 1 BLK 5 & LD ADJ			SIDEWALK				
IN SE 2-6-21 COM INTER OF SEC LT SW 2-6-21 &			STREET TYPE-PAVED				
SHLY RR ROW LT TH S 61.17 FT W 100.63 FT S			TRAFFIC -HEAVY				
167 FT E 599.00 FT TH NWLY ALG SD ROW LT TO							
DEG EX PT FOR AVE & EX PT IN CITY OF MILWAUKEE ALSO E 14 FT EX S 134 FT OF SD LOT 1							
474-0264-005-7	WEST ALLIS CITY	.61AC	MERCANTILE			\$545,400TV	\$545,400TV
ZIDAR ROBERT J & SANDRA			WAREHOUSE			\$38,500LV	\$38,500LV
2615 S 84 ST			UTILITIES-ALL PUBLIC			\$508,900TV	\$508,900TV
WEST ALLIS WI 53227			SITE-LEVEL			\$22,045.49/94	\$22,045.49/94
#2121			SIDEWALK				
CERTIFIED SURVEY MAP NO 5603 SH 1/4 SEC			STREET TYPE-PAVED				
2-6-21 PARCEL 3			TRAFFIC -LIGHT				
407-0247-000-5	WEST ALLIS CITY	.17AC	RESIDENTIAL			\$98,600TV	\$98,600TV
ZIDAR SANDRA A			DESIGN-CAP COD			\$20,500LV	\$20,500LV
2615 S 64TH ST			FLOOR 1 FINISH-			\$76,500TV	\$76,500TV
WEST ALLIS WI 53227			1/2 STRY FIN -			\$4,091.60/94	\$4,091.60/94
#2615			ASHUT FINISHED-				
KROUPA HANOR NO 1 LOT 3 BLK 1			REC ROOM				
			BASEMENT - FULL				
			OPEN FRAME PRCH FLR2				
			TERRACE FLR1				
			ENCL FRAME PRCH FLR1				
			DET GARAGE-BLK/FRAME-24 X 22 67				
			CANOPY				
			EXTRALLS -BRICK				
			INFAT TYPE-FPCD WARM AIP				

TAX KEY	OTHERS NAME	MAILING ADDR	PHONE NUM	*PROPERTY LOCAT	LEGAL E
856-3948-002	ZIELINSKI EYE	5130 W MOUL		FRANKLIN W	414-781-1
*4130				414-781-1	W MC CERTIFI PARCEL
516-0350-000-0	ZIELINSKI FLO	8102 W OKLA		WEST ALLIS	414-541-3
*6102				W OKLA	HICKORY BLDG 1
661-0120-000	ZIELINSKI FRANK	5966 E KILBIE		CUDAHY WI	
*3966				E KILBIE	CHARLES
631-0080-000	ZIELINSKI FRANK	5966 E KILBIE		CUDAHY WI	
*3966				E KILBIE	CHARLES

**APPENDIX C**

**Assessor Records**

# Mercantile Appraisal Card

DISTRICT

KEY NO. 474 0007 003

ADDRESS OF PROPERTY 5000-50-100-110-  
5116 W. Lincoln Avenue

OWNER

DESCRIPTION

Zidar, Tony, Jr. )  
& Zidar, Robert ) 10/80  
& Zidar, Sandra A. h/w 10/92

Assessors Plat No 272 Pt Lot 1 Blk 5  
& Ld adj in SE 2 6 21 Com inter of  
Sec 11 SW 2 6 21 & SWly RR ROW li th S  
61.17 ft W 100.63 ft S 167 ft E 599.88  
ft th NWly alg sd ROW li to beg ex pt  
for ave and ex pt in City of Milwaukee  
Also E 14 ft ex S 134 ft of sd Lot 1

## SALES INFORMATION

Date	Consideration	Volume	Page	Remarks
10/31/80	\$100,000	RI336	I 703	474 0007 001 & 002
10/20/92	QCD-252	2891	1285	622, hly. 4/96 150, hly. 8/17 SD, hly. 11/92 150, hly. 4/18

RENTAL DATA -- CAP. OF INCOME, BLDG. RESIDUAL 1,100 hly. 8/18

RENTS

RENTS	1,100 hly. 8/18
	250, hly. 4/91
	1,556.3 hly. 11/91
	156 hly. 11/91
	52.6 hly. 11/91
	520, hly. 11/92 1,575, hly. 11/92
	10, hly. 11/92
	107.9 hly. 11/92

CHECK: DOES FEE OWNER PAY TAXES \_\_\_\_\_ REPAIRS \_\_\_\_\_  
INSURANCE \_\_\_\_\_ HEATING \_\_\_\_\_ WATER \_\_\_\_\_  
MANAGEMENT \_\_\_\_\_ JANITOR \_\_\_\_\_ LIGHTS \_\_\_\_\_

GROSS ANNUAL INCOME	\$
LESS OPERATING EXPENSES	
NET INCOME BEFORE TAXES & DEPR.	
VALUE OF LAND \$	
TAX % INTEREST % TOTAL %	
PORTION OF INCOME TO LAND DEDUCT	
BALANCE OF INCOME TO BUILDING	
TAX % INTEREST % DEPR. %	
CAP. RATE - BUILDING TOTAL %	
CAP. VALUE OF BUILDING	\$

## LAND VALUE FACTORS

Width	Topography
Average Depth	Street
Corner	Curb & Gutter
Main	Water
Secondary	Sewer
Neighborhood	Gas
Jobbing -- Whse.	
Industrial	
Parking Facilities	
Area -- Stable	
Improving	
Declining	
Septic Tank	
TOTAL \$	

## SUMMATION OF VALUATION PROCESSES

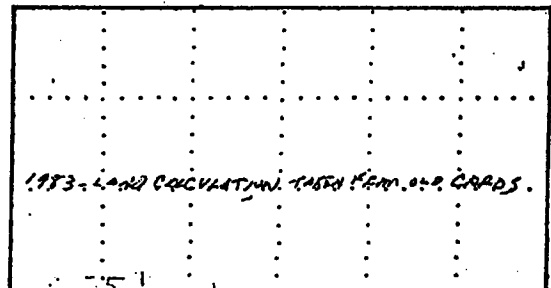
	Valuation from Income	Adjusted Sound Value	Valuation from Income	Adjusted Sound Value
Date				
Land				
Improvements				
Total				

## ASSESSMENT SUMMARY

By Whom Assessed	1983	1984	1985	1986	1987	1988	1989	1990
Date	1/15/83	1/15/84	1/15/85	1/15/86	1/15/87	1/15/88	1/15/89	1/15/90
Land	24,700	32,200	31,200	31,200	113,400	152,500		
Improvements	22,700	43,700	109,700	153,700	426,500	489,700		
Total	47,400	75,900	140,900	184,900	539,900	642,200		

## BUILDING PERMIT RECORD

Date	Amount	Purpose
1/27/82	\$148203	\$300,000 Warehouse addn.
2/3/82	148595	20,821.HVAC
3/24/83	148784	11 unit httrs.
4/5/90	159765	2,500 Mezz. Addn. N/C PLN
9/9/92	164649	2,500 Remove UST w/ JFC
9/22/94	168859	1,825 "CAC N/C PLN



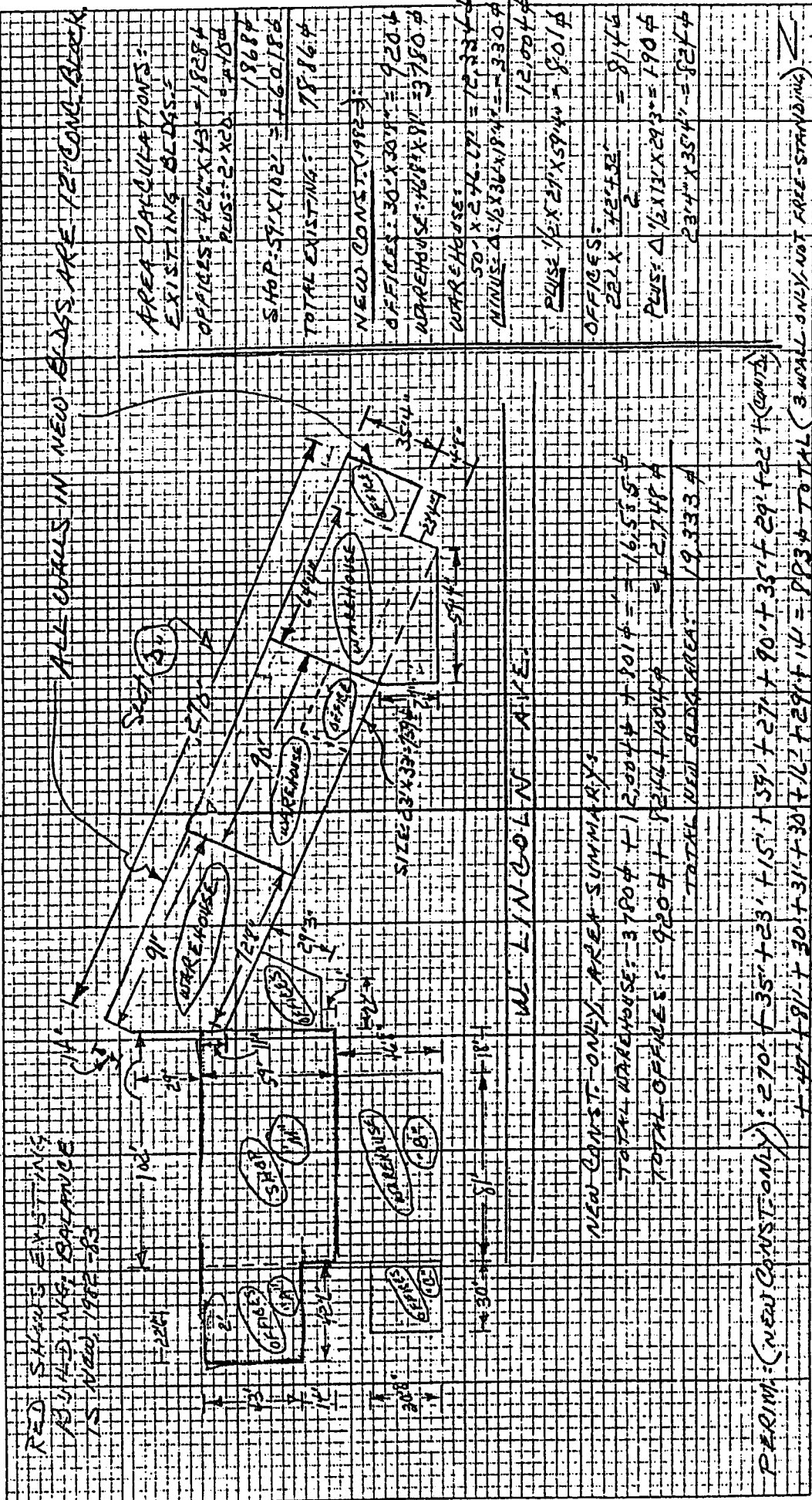
## COMPUTATION OF LAND VALUE

Width	9' - 15' - 18'
Front Foot Unit	\$ 100 300 300
Value Full Depth	\$ 500 45000 54000
Depth Factor %	100% 125% 74.4
Adjusted Land Value	\$17967 57105 40245
Add Alley Value	125000
Add Corner Value	100000
Add Land Impr.	17967
Total Land Value	\$ 300000

REMARKS: 1-25-83: NEW ALLEY, STARTED, partial  
wells, partial. ROOFS 3/24, + 15000 @ 1/15/83  
3-27-84: 1 NEW TENANT, BAL. 15 UNF. UC, + 16,500 @ 1/15/84  
2-28-85: 2nd FL. OCCUP. 53, + 47,000 @ 1/15/85  
86 - 23,400 - 100%.

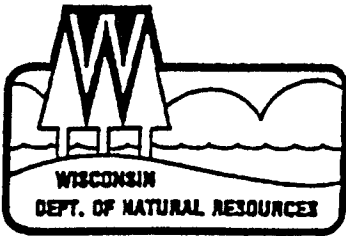






**APPENDIX D**

**L.U.S.T. Project**



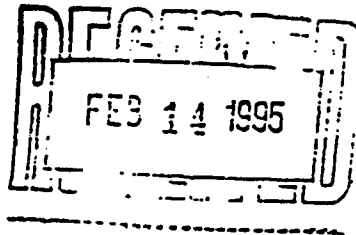
George E. Meyer  
Secretary

February 10, 1995

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southeast District - Annex building

Post Office Box 12438  
4041 N. Richards St.  
Milwaukee, Wisconsin 53212  
TELEPHONE: 414-961-2727  
TELEFAX #: 414-961-2770



File Ref: 2703

229-0800

FID #: 241558130  
ERR LUST

Mr. Robert Zidar  
Concrete Raising Corporation  
2121 S. 55th St.  
West Allis, WI 53219

RE: PECFA REIMBURSEMENT CLAIM # 53219-5010-16

CASE CLOSURE, WASCO Property, 5116 W. Lincoln Ave.  
West Allis, WI 53219

Dear Mr. Zidar:

The Wisconsin Department of Natural Resources (WDNR) has signed your Form 4 for reimbursement under the State's Petroleum Environmental Cleanup Fund (PECFA) program. The Form 4, signed for "Completed Remedial Action," is enclosed. Please forward the white copy of the Form 4, (with a copy of this letter attached to it) to the Wisconsin Department of Industry, Labor and Human Relations (WDILHR) with your completed claim.

In accordance with the provisions of PECFA, evidence of a hazardous substance release was reported to the WDNR on September 24, 1992 as required in s.144.76(2) Wisconsin Statutes. The activities conducted at the subject site were not performed by the WDNR using federal LUST Trust funding (42 USC 6991). No enforcement action has been necessary at this site.

The PECFA claim pertains to contamination associated with one 2000 gallon gasoline underground storage tank removed in September 1992. The WDNR reviewed the following documents prepared by Drake Environmental, Inc.:

*Remedial Investigation Report (November 3, 1993)*

*Soil Remediation Documentation Report (March 14, 1994)*

*Letter RE: Soil Remediation (July 26, 1993 (1994))*

According to the information submitted, nine soil borings were installed on the subject site in 1993. One boring was converted into a groundwater monitoring well. In November 1993, 649 tons of contaminated soil was excavated and disposed at Metro Regional Disposal Facility.

Mr. Robert Zidar

RE: PECFA Reimbursement Claim/Case Closure

WASCO property, 5116 W. Lincoln Ave., West Allis WI

February 10, 1995

Page 2

Based on the information submitted, we are not requiring any further investigation or other action in connection with this cleanup at this time. The WDNR retains the right to require remedial action in the future if additional environmental impacts are detected.

You should note that this letter does not constitute Department "certification" under s. 144.765 (2) (a) 3, Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Persons who meet the definition of "purchaser" in s. 144.765 (1) (c) must receive Department pre-approval prior to conducting a site investigation in order to be eligible for the liability exemption under s. 144.765, Stats. For more information about this, please contact Mark Giesfeldt at (608) 267-7562 or Darsi Foss at (608) 267-6713, at the WDNR's Madison office.

The WDNR appreciates the actions you have taken to restore the environment at the WASCO property in West Allis. I apologize that the large number of leaking underground storage tank cases throughout the state prevented us from addressing this case more quickly. If you have any questions, please contact me at (414) 961-2746.

Sincerely,

*Nancy S. Kochis*

Nancy S. Kochis  
Hydrogeologist

enclosure

cc: ✓ Jeff Tracy, Drake Environmental, Inc.  
Joan Schmaus, PECFA program, WDILHR  
SED case file



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southeast District - Annex Building

4041 N. Richards Street

P. O. Box 12436

Milwaukee, WI 53212

TELEPHONE 414-961-2727

TELEFAX 414-961-2770

George E. Meyer  
Secretary

June 15, 1994

File Ref.: F.I.D.# 241558130

ERR - LUST

Mr. Robert Zidar  
Concrete Raising Corporation  
2121 South 55th Street  
West Allis, Wisconsin 53219

SUBJECT: Petroleum Contamination, Concrete Raising Corporation,  
2121 South 55th Street, West Allis

Dear Mr. Zidar:

*Should be 5716 W Lincoln Ave*

The Department of Natural Resources has received your request for review of the case file for the above-named site for closure. Upon review of the file, we find that we will need more information to proceed.

The samples taken for groundwater characterization indicate the presence of Diesel Range Organics (DRO), but no Gasoline Range Organics (GRO) or Petroleum Volatile Organic Compounds (PVOC). Tanks removed were used for gasoline storage. Please have your consultant, Drake Environmental, explain the presence of this petroleum contamination in the groundwater, i.e., have there ever been diesel or fuel oil storage tanks at the site? Are there known DRO contamination sources in the vicinity? On what basis was the decision made to test for DRO in addition to GRO and PVOC?

Please provide us with this information, and we will review the file again when the above concerns have been addressed. The Department appreciates the efforts you have undertaken thus far to protect the environment at this site. If you have any questions about this letter, please write to the above address, or call Jim Delwiche at 961-2732.

Sincerely,

*Kathleen Schneider*

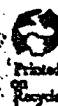
Kathleen Schneider  
Environmental Specialist  
Underground Storage Tank Program

*James C. Delwiche*

James C. Delwiche  
Hydrogeologist  
Underground Storage Tank Program

cc: Jeff Tracy, Drake Environmental  
SED case file

*Russ- H AUP  
608-267-7538*



CERTIFICATE OF DISPOSAL

This certifies that Waste Research and Reclamation Company, Inc., has properly disposed of waste from the below named company on manifest number(s) listed below, in accordance with all applicable Federal, State, and local laws, ordinances, and regulations.

Company Name: Concrete Raising Corp

Company Address: Concrete Raising Corp  
2121 S 55th ST  
West Allis, WI 53219  
ATTN:

Manifest #(s): E/L

06/22/94

Load #(s) : 42523


Material:

Method:

Non Hazard Waste 9406021 ( 1 bbl ) Chemical precipitation in  
combination with  
biological treatment

Sincerely, WASTE RESEARCH AND RECLAMATION

Signed

  
-----  
James L. Hager/President CEO

Date: October 3, 1994

July 26, 1993



Mr. Jim Delwiche  
Department of Natural Resources  
4041 North Richards Street  
P.O. Box 12436  
Milwaukee, WI 53212

RE: Soil Remediation at the Wasco property located in West Allis, Wisconsin —  
Drake Project No. J93169

Dear Mr. Delwiche:

The Wisconsin Department of Natural Resources (DNR) has reviewed the case file associated with a former underground storage tank (UST) at the Wasco property, (F.I.D. #241558130), located at 5116 West Lincoln Avenue in West Allis, Wisconsin. Based on their review, the DNR has requested additional information associated with a groundwater sample collected during the Remedial Investigation (RI) we conducted at the site. This letter provides the requested additional information.

Mr. Robert Zidar owns the Concrete Raising Corporation and manages the Wasco property through Concrete Raising Corporation. Three USTs were removed from the Wasco site in September 1992. The USTs were 550 gallons, 1,000 gallons, and 2,000 gallons in capacity and stored gasoline. During the RI and soil remediation phases of the project, we collected and submitted soil and groundwater samples to Enviroscan Corporation, an independent certified laboratory, for analyses. In general accordance with the DNR's Leaking Underground Storage Tank (LUST) and Petroleum Analytical and Quality Assurance Guidance (PUBL-SW-130 93, dated July 1993), selected soil samples were analyzed for gasoline range organics (GRO), petroleum volatile organic compounds (PVOCs), and total lead. The groundwater sample collected during the RI was analyzed for GRO, volatile organic compounds (VOCs), and lead. These analyses generally detect contamination associated with gasoline products.

At the time the RI was being conducted, Mr. Zidar was refinancing the loan associated with the subject site through Firststar Bank of Milwaukee. Mr. Bob Jennings of Firststar requested the water sample also be analyzed for diesel range organics (DRO). DRO is

N80 W14824 Appleton Ave.  
Menomonee Falls, WI 53051  
Phone: (414) 253-1440  
Fax: (414) 253-1448



generally associated with contamination from heavier petroleum products such as diesel, fuel oil, or waste oil. Because the USTs at the site stored gasoline, we did not recommend the DRO analysis. However, because Mr. Zidar was refinancing the loan through Firststar and Firststar had requested the DRO analysis, the water sample was tested for DRO.

Neither GRO, VOCs, or lead were detected in the groundwater sample submitted during the RI. DRO was detected at a concentration of 108 parts per billion. The GRO and VOC results indicate that contamination associated with gasoline-related products does not exist at the site. The elevated DRO result indicates that contamination associated with heavier petroleum products may exist at the site. However, the DRO results are not consistent with the VOC results, which would also likely be elevated if contamination associated with heavier petroleum products were present at the site.

Because the presence of DRO in the groundwater may indicate petroleum due to heavier petroleum products, we reviewed the Wisconsin Department of Industry, Labor, and Human Relations (DILHR) inventory of USTs and the DNR's Leaking Underground Storage Tank (LUST) sites list to identify possible sources of contamination in the vicinity of the Wasco site. In addition, we interviewed Mr. Zidar to determine the historical use of the USTs at the Wasco site. To the best of Mr. Zidar's knowledge, the USTs at the Wasco site have only been utilized to store gasoline.

Two properties in the vicinity of the Wasco site have USTs registered with DILHR. Grebe's Bakery exists on the adjacent property west of the site. Based on the Milwaukee Quadrangle map, groundwater flow at the Grebe's site is side gradient with respect to the Wasco site. An 8,000-gallon diesel UST was removed from the Grebe's site in 1988. However, the Grebe's site is not included on the DNR's LUST site list, and therefore, is not considered a likely source of contamination.

The Oil Gear Company is located approximately 100 feet south of the subject site. Based on the Milwaukee Quadrangle map, groundwater flow at the Oil Gear site is sidegradient with respect to the Wasco site. Six USTs at the site are registered with DILHR. Four of the USTs contain fuel oil, one UST contains kerosene, and one UST

contains an unidentified chemical. The USTs are currently in use. The Oil Gear Company is on the DNR's LUST site list for fuel oil contamination. On July 6, 1994, we reviewed the LUST file associated with the Oil Gear Company. Based on our review, soil and groundwater contamination exists at the Oil Gear site, but likely does not migrate onto the Wasco property, and therefore, does not likely affect the groundwater quality at the Wasco site.


Based on Enviroscan's laboratory report, the chromatogram associated with the groundwater sample was not distinct for either gasoline or diesel and contained significant compounds outside the diesel range. A copy of the laboratory report and chromatogram is attached. In addition, neither GRO or VOCs were detected in the groundwater sample. Therefore, it is our opinion that the DRO detected is not likely due to petroleum contamination, but rather, naturally occurring organic matter at the site.

We hope this letter clarifies any concerns you may have regarding the DRO detected in the groundwater at the Wasco site. If you have any questions or require additional information, please call.

Respectfully,

*DRAKE ENVIRONMENTAL, INC.*

  
Jeffrey G. Tracy  
Project Manager

  
Michael D. Frede, P.E.  
Principal—Investigation/Remediation Group

cc: Mr. Robert Zidar

20/J931690

## **APPENDIX E**

### **Waste Disposal Registry - Wehr Steel**

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Anthony S. Earl  
Secretary

BOX 7921  
MADISON, WISCONSIN 53707

DEHR STEEL CO  
2100 S 54TH ST  
EAST ALLIS  
WI 53219

910134

IN REPLY REFER TO: 3210-3

Dr. C. L. Leland  
Gentlemen:

The purpose of this letter is to confirm the 8:00 AM June 23, 1978 appointment I made with you by telephone, to visit your facility and discuss the provisions of Wisconsin Administrative Code NR 157 (attached).

NR 157 becomes effective on September 1, 1977, and establishes procedures for the storage, collection, transportation, processing and final disposal of PCBs (and products containing PCBs) which have been taken out of service.

To assist you in complying with the law, we will discuss the following points during our visitation:

- environmental problems associated with PCBs and the need for NR 157.
- storage procedures for out-of-service equipment containing PCBs.
- transporting PCBs.
- waste tracking forms for PCBs.
- PCB disposal.
- the relationship between State and Federal PCB regulations.

We anticipate the visit will take approximately 1 hour. DNR representative(s) TERRY YAKKA (257-6525) will meet with you on the aforementioned date. During this visit we will also request to inspect any storage locations for PCBs or out-of-service equipment containing PCBs which are maintained by your facility.

If you have any questions concerning the visit, or wish to change the appointment date, please contact me at 608/266-8343. Thank you for your cooperation.

Sincerely,  
Bureau of Water Quality

*Thomas B. Sheffy*  
Thomas B. Sheffy, Ph.D.  
Surveillance Section

TBS:bh  
Attach.  
cc:

Department of Natural Resources

PCB MANAGEMENT CHECK LIST FOR  
COMPLIANCE WITH NR 157

NAME OF FACILITY

WEHR STEEL COMPANY

ADDRESS

2100 S. 54TH STREET

MILWAUKEE, WISCONSIN

NAME OF FACILITY CONTACT

Dr. Gilliland or David Nawicki, Plant Engineering

ADDRESS

SAME AS ABOVE

PHONE

414 - 671-2100

☒ YES

- NO 1. Does facility have a copy of NR 157? (If not, provide copy, and explain regulations).

provided and discussed

☒ YES

- NO 2. Does facility have a copy of the Federal PCB Laws? If not, provide copy and explain regulations).

provided and discussed

YES

☒ NO

3. Does facility maintain internal written procedures for PCB management, including handling and storage? (Request copy or make recommendation for developing such procedures).

Currently the company has been following federal regulations but has nothing written. Procedures will be written and a copy sent to the DNR

- ☒ YES ☐ NO 4. Is facility generally aware of PCB problems and actively implementing a management program?

Company has posted information concerning  
pcbs on bulletin boards, etc.

☒ YES

- ☐ NO 5. Does facility use and maintain waste tracking forms and files? (Ask to see waste tracking form used).

Company will use form 3200-45 for  
tracking pcb wastes

☒ YES

- ☐ NO 6. Are PCB storage containers and storage areas adequate to prevent losses to environment? (Ask to see the containers and storage areas - write your observations below).

STEEL BOX

☒ YES

- ☐ NO 7. Are labelling requirements for PCB articles met? (Ask to see labelled equipment and write your observations below).

Company will comply with marking regulations  
of federal laws

☒ YES

- ☐ NO 8. Is facility presently disposing of PCBs?

a) How often per year Twice in last 2 years

b) How much per year 1 transformer each time

c) Transporter \_\_\_\_\_

d) Disposer WESTNICKMAN ELECTRIC

e) Disposal site \_\_\_\_\_

(Give address) \_\_\_\_\_

9. Estimated amount of VCS equipment in service.

Transformers 3 indoors <sup>30 indoors</sup> Capacitors 24 outside  
Light Ballasts \_\_\_\_\_ Other \_\_\_\_\_

10. Name and address of company which services plant transformers and capacitors.

WESTINGHOUSE ELECTRIC - DISPOSAL

Mc Graw Electric - RETROFILLING OF TRANSFORMERS IN  
1957

**WEHR Steel Co.** MILWAUKEE, WISCONSIN • 53219

August 2, 1978

State of Wisconsin  
Department of Natural Resources  
9722 West Watertown Plank Road  
Box 13248  
Milwaukee Wisconsin 53226

Att: Terrence L. Yakich  
Compliance Monitoring Coordinator  
Environmental Protection Section

Dear Mr. Yakich,

Enclosed please find our Company Policy for the handling  
of P.C.R.'s.

We have implemented it as is and will be pleased to honor  
your suggestions for addition or change.

Comments are welcome and as always the Wehr Steel Company  
wishes to cooperate in any way.

Sincerely,



David D. Nowicki, P.E.  
Plant Engineering Dept.

DDN:pl  
cc: File  
Reading File



**APPENDIX F**

**DILHR Underground Tank Registrations**

78 OF 115  
SUBSET  
CTRL-G TO RETURN  
TO COMPLETE LIST

```

ST UPDATE: 9/27/93          FED REG? : YES
STALLED :                   USER TYPE : MERCANTILE
SESSED :                   CONTENTS : DIESEL
ANDONED : 9/17/92          CAPACITY : 002000
T OF SERV:                 CHEM CODES:
ATUS : CLOSED - TANK REMOVED
NK CONSTR: BARE STEEL
NK LEAK DETECTION METHOD(S):
ILL CONTAINMENT?:
PE CONSTR: BARE STEEL
PING SYSTEM TYPE: SUCTION PIPING/VALVE AT PUMP-INSPECTABLE
UBLE WALL PIPING?:         PIPING LEAK DETEC METHOD(S): NOT REQUIRED
REFILL PROTECTION?:

```

T-F10 HELP ° ANSI-BBS ° Fon using this program E OFF ° CR ° CR



80 OF 115  
SUBSET  
CTRL-G TO RETURN  
TO COMPLETE LIST

F10 HELP ° ANSI-BBS ° Fon using this program E OFF ° CR ° CR

Wisconsin Department of Industry,  
Labor and Human Relations

# UNDERGROUND PETROLEUM PRODUCT TANK INVENTORY

Information Required By Sec. 102.142, Wis. Stats.

Send Completed Form To:  
Safety & Buildings Division  
P.O. Box 7969  
Madison, WI 53707  
Telephone (608) 267-5280

Office Use Only  
Tank ID # 40100

Underground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered. Please see the reverse side for additional information on this program. An underground storage tank is defined as any tank with at least 10 percent of its total volume (included piping) located below ground level. A separate form is needed for each tank. Send each completed form to the agency designated in the top right corner. Have you previously registered this tank by submitting a form? ☐ YES ☒ NO If yes, are you correcting/updating information only? ☐ Yes ☒ No

Registration applies to a tank that is (check one):

1. ☐ In Use or 10. ☐ Newly Installed  
2. ☐ Abandoned With Product  
3. ☐ Abandoned No Product (empty) or With Water  
4. ☒ Closed - Tank Removed  
5. ☐ Closed - Filled With Inert Material  
6. ☐ Changed Ownership (Indicate new owner below)  
7. ☐ Out of Service - Provide Date: \_\_\_\_\_

Fire Department Providing Fire Coverage Where Tank Located:

West Allis Fire Dept.

IDENTIFICATION: (Please Print)

Tank Site Name

Wesco Property

Site Address

5716 West Lincoln Avenue

Site Telephone No.

(414) 545-8520

City West Allis ☐ Village ☐ Town of: \_\_\_\_\_

State Wisconsin Zip Code 53219-5010

County Milwaukee

Owner Name (mail sent here unless indicated otherwise in #3 below)

Concrete Raising Corporation Attn: Bob Zidar

Owner Mailing Address (mail sent here unless indicated otherwise in #3)

State Wisconsin Zip Code 53219

County Milwaukee

City West Allis ☐ Village ☐ Town of: \_\_\_\_\_

State Wisconsin Zip Code 53219

County Milwaukee

Alternate Mailing Name if Different Than #2

Alternate Mailing Street Address if Different From #2

City \_\_\_\_\_ ☐ Village ☐ Town of: \_\_\_\_\_

State \_\_\_\_\_ Zip Code \_\_\_\_\_

County \_\_\_\_\_

Tank Age (date installed, if known: or years old)

5. Tank Capacity (gallons) 1,000

6. Tank Manufacturer's Name (if known)

TYPE OF USER (check one):

1. ☐ Gas Station  
2. ☐ Bulk Storage  
3. ☐ Utility  
4. ☐ Industrial  
5. ☐ Government  
6. ☐ School  
7. ☐ Other (specify): Fuel Commercial Vehicles  
8. ☐ Agricultural  
9. ☐ Other (specify): \_\_\_\_\_

TANK CONSTRUCTION:

1. ☐ Bare Steel  
2. ☐ Cathodically Protected and Coated Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
3. ☐ Coated Steel  
4. ☐ Fiberglass  
5. ☐ Other (specify): \_\_\_\_\_  
6. ☐ Relined - Date \_\_\_\_\_  
7. ☐ Steel - Fiberglass Reinforced Plastic Composite  
8. ☐ Unknown

Approval: 1. ☐ Nat'l Std. 2. ☐ UL 3. ☐ Other:

Overfill Protection Provided? ☐ Yes ☐ No If yes, identify type:

Is Tank Double Walled? ☐ Yes ☐ No

Spill Containment? ☐ Yes ☐ No

Tank leak detection method: 1. ☐ Automatic tank gauging 2. ☐ Vapor monitoring 3. ☐ Groundwater monitoring 4. ☐ Inventory control and tightness testing 5. ☐ Interstitial monitoring 6. ☐ Not required at present 7. ☐ Manual Tank Gauging (only for tanks of 1,000 gallons or less)

PIPING CONSTRUCTION

1. ☐ Bare Steel  
2. ☐ Cathodically Protected and Coated or Wrapped Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
3. ☐ Coated Steel  
4. ☐ Fiberglass  
5. ☐ Other (specify): \_\_\_\_\_  
6. ☐ Pressurized piping with: A. ☐ auto shutoff; B. ☐ alarm; or C. ☐ flow restrictor  
7. ☐ Suction piping with check valve at tank  
8. ☐ Suction piping with check valve at pump and inspectable

Piping leak detection method: used if pressurized or check valve at tank: 1. ☐ Vapor monitoring 2. ☐ Interstitial monitoring  
3. ☐ Groundwater monitoring 4. ☐ Tightness testing 5. ☐ Line Leak Detector 6. ☐ Not Required

Approval: 1. ☐ Nat'l Std. 2. ☐ UL 3. ☐ Other:

Double Walled: ☐ Yes ☐ No

TANK CONTENTS

1. ☐ Diesel  
2. ☐ Lead  
3. ☐ Unleaded  
4. ☐ Fuel Oil  
5. ☐ Gasohol  
6. ☐ Other  
7. ☐ Empty  
8. ☐ Sand/Gravel/Slurry  
9. ☐ Unknown  
10. ☐ Premix  
11. ☐ Waste Oil  
12. ☐ Propane  
13. ☐ Chemical  
14. ☐ Kerosene  
15. ☐ Aviation

If # 13 is checked, indicate the chemical name(s) or number(s) of the chemical or waste.

Tank Closed, Give Date (mo/day/yr):

9/17/92

Has a site assessment been completed? (see reverse side for details)

☒ Yes ☐ No

Installation of a new tank is being reported, indicate who performed the installation inspection:

☐ Fire Department

☐ DILHR

☐ Other (Identify) \_\_\_\_\_

Name of Owner or Operator (please print):

Robert Zidar

Indicate Whether:

☒ Owner or ☐ Operator

Signature of Owner or Operator:

[Signature]

Date Signed:

August 20, 1993

# UNDERGROUND PETROLEUM PRODUCT TANK INVENTORY

Send Completed Form To:  
Safety & Buildings Division  
P.O. Box 7969  
Madison, WI 53707  
Telephone (608) 267-5280

For Office Use Only:

Tank ID #

AD100

Information Required By Sec. 102.142, Wis. Stats.

Underground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered. Please see the reverse side for additional information on this program. An underground storage tank is defined as any tank with at least 10 percent of its total volume (included piping) located below ground level. A separate form is needed for each tank. Send each completed form to the agency designated in the top right corner. Have you previously registered this tank by submitting a form? ☐ YES ☒ NO If yes, are you correcting/updating information only? ☐ Yes ☒ No

This registration applies to a tank that is (check one):

- 1A. ☐ In Use or 1B. ☐ Newly Installed 4. ☒ Closed - Tank Removed 8. ☐ Changed Ownership  
2. ☐ Abandoned With Product 6. ☐ Closed - Filled With (Indicate new owner  
3. ☐ Abandoned No Product (empty) Inert Material below)  
or With Water 7. ☐ Out of Service - Provide Date: \_\_\_\_\_

Fire Department Providing Fire Coverage  
Where Tank Located:

West Allis Fire Dept.

## IDENTIFICATION: (Please Print)

1. Tank Site Name: Wasco Property Site Address: 5116 West Lincoln Avenue Site Telephone No.: (414) 545-8520  
☒ City West Allis ☐ Village ☐ Town of: \_\_\_\_\_ State: Wisconsin Zip Code: 53219-5010 County: Milwaukee

2. Owner Name (mail sent here unless indicated otherwise in #3 below): Concrete Raising Corporation Attn: Bob Zidar Owner Mailing Address (mail sent here unless indicated otherwise in #3):  
☒ City West Allis ☐ Village ☐ Town of: \_\_\_\_\_ State: Wisconsin Zip Code: 53219 County: Milwaukee

3. Alternate Mailing Name if Different Than #2: \_\_\_\_\_ Alternate Mailing Street Address if Different From #2: \_\_\_\_\_  
☐ City ☐ Village ☐ Town of: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

4. Tank Age (date installed, if known: or years old): \_\_\_\_\_ 5. Tank Capacity (gallons): 560 6. Tank Manufacturer's Name (if known): \_\_\_\_\_

## TYPE OF USER (check one):

1. ☐ Gas Station 2. ☐ Bulk Storage 3. ☐ Utility 4. ☐ Mercantile  
5. ☐ Industrial 6. ☐ Government 7. ☐ School 8. ☐ Residential  
9. ☐ Agricultural 10. ☒ Other (specify): Fuel Commercial Vehicles

## TANK CONSTRUCTION:

1. ☒ Bare Steel 2. ☐ Cathodically Protected and Coated Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
3. ☐ Coated Steel 4. ☐ Fiberglass 5. ☐ Other (specify): \_\_\_\_\_  
6. ☐ Relined - Date: \_\_\_\_\_ 7. ☐ Steel - Fiberglass Reinforced Plastic Composite 9. ☐ Unknown

Approval: 1. ☐ Nat'l Std. 2. ☐ UL 3. ☐ Other: \_\_\_\_\_ Is Tank Double Walled? ☐ Yes ☒ No  
Overfill Protection Provided? ☐ Yes ☒ No If yes, identify type: \_\_\_\_\_ Spill Containment? ☐ Yes ☒ No

Tank leak detection method: 1. ☐ Automatic tank gauging 2. ☐ Vapor monitoring 3. ☐ Groundwater monitoring 4. ☐ Inventory control and  
tightness testing 5. ☐ Interstitial monitoring 6. ☐ Not required at present 7. ☐ Manual Tank Gauging (only for tanks of 1,000 gallons or less)

## PIPING CONSTRUCTION

1. ☒ Bare Steel 2. ☐ Cathodically Protected and Coated or Wrapped Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current) 3. ☐ Coated Steel  
4. ☐ Fiberglass 5. ☐ Other (specify): \_\_\_\_\_ 9. ☐ Unknown

Piping System Type: 1. ☐ Pressurized piping with: A. ☐ auto shutoff; B. ☐ alarm; or C. ☐ flow restrictor 2. ☐ Suction piping with check valve at tank  
3. ☐ Suction piping with check valve at pump and inspectable

Piping leak detection method: used if pressurized or check valve at tank: 1. ☐ Vapor monitoring 2. ☐ Interstitial monitoring  
3. ☐ Groundwater monitoring 4. ☐ Tightness testing 5. ☐ Line Leak Detector 6. ☐ Not Required

Approval: 1. ☐ Nat'l Std. 2. ☐ UL 3. ☐ Other: \_\_\_\_\_ Double Walled: ☐ Yes ☒ No

## TANK CONTENTS

1. ☐ Diesel 2. ☐ Leaded 3. ☒ Unleaded 4. ☐ Fuel Oil  
5. ☐ Gasohol 6. ☐ Other 7. ☐ Empty 8. ☐ Sand/Gravel/Slurry  
9. ☐ Unknown 10. ☐ Premix 11. ☐ Waste Oil 12. ☐ Propane  
13. ☐ Chemical \* 14. ☐ Kerosene 15. ☐ Aviation

\* If # 13 is checked, indicate the chemical name(s) or number(s) of the chemical or waste.

Tank Closed, Give Date (m/d/yr):

9/17/92

Has a site assessment been completed? (see reverse side for details)  
☒ Yes ☐ No

Installation of a new tank is being reported, indicate who performed the installation inspection:

1. ☐ Fire Department 2. ☐ DILHR 3. ☐ Other (Identify): \_\_\_\_\_

Name of Owner or Operator (please print):

ROBERT ZIDAR

Indicate Whether:

☒ Owner or ☐ Operator

Signature of Owner or Operator:

*Robert Zidar*

Date Signed:

August 20, 1993

550 PAS

476-7531 EXT 64

Wisconsin Department of Industry,  
Labor and Human Relations

# UNDERGROUND PETROLEUM PRODUCT TANK INVENTORY

Send Completed Form To:  
Safety & Buildings Division  
P.O. Box 7969  
Madison, WI 53707  
Telephone (608) 267-5280

Office Use Only:

ID # 40100-919

Information Required By Sec. 101.142, Wis. Stats.

Underground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered. Please see the reverse side for additional information on this program. An underground storage tank is defined as any tank that at least 10 percent of its total volume (included piping) located below ground level. A separate form is needed for each tank. Send each completed form to the agency designated in the top right corner. Have you previously registered this tank by submitting a form? ☐ YES ☒ NO If yes, are you correcting/updating information only? ☐ Yes ☒ No

Registration applies to a tank that is (check one):

- ☐ In Use or 18. ☐ Newly Installed  
☐ Abandoned With Product  
☒ Abandoned No Product (empty)  
or With Water

4. ☐ Closed - Tank Removed  
6. ☐ Closed - Filled With  
Inert Material  
7. ☐ Out of Service - Provide Date: 3

Fire Department Providing Fire Coverage  
Where Tank Located:

WEST ALLIS

IDENTIFICATION: (Please Print)

Tank Site Name

WACCO SITE

City ☐ Village ☐ Town of:

WEST ALLIS

Site Address

5116 W. LINCOLN AVE

State

WISC.

Zip Code

53214

Site Telephone No.

1 4086

Owner Name (mail sent here unless indicated otherwise in #3 below)

WACCO PAVING CORPORATION INC

City ☐ Village ☐ Town of:

WEST ALLIS

Owner Mailing Address (mail sent here unless indicated otherwise in #3)

2120 80-65TH ST

State

WISCONSIN

Zip Code

53219

County

MILWAUKEE

Alternate Mailing Name If Different Than #2

City ☐ Village ☐ Town of:

State

Zip Code

County

Tank Age (date installed, if known; or years old)

UNKNOWN

5. Tank Capacity (gallons)

550

6. Tank Manufacturer's Name (if known)

UNKNOWN

TYPE OF USER (check one):

- ☐ Gas Station  
☐ Industrial  
☐ Agricultural

2. ☐ Bulk Storage  
6. ☐ Government  
10. ☐ Other (specify):

3. ☐ Utility  
7. ☐ School

4. ☒ Mercantile  
8. ☐ Residential

TANK CONSTRUCTION:

- ☒ Bare Steel  
☐ Coated Steel  
☐ Relined - Date

2. ☐ Cathodically Protected and Coated Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
4. ☐ Fiberglass  
7. ☐ Steel - Fiberglass Reinforced Plastic Composite  
5. ☐ Other (specify):  
9. ☐ Unknown

Approval: 1. ☐ Nat'l Std. 2. ☒ UL 3. ☐ Other:

Is Tank Double Walled? ☐ Yes ☒ No

Spill Containment? ☐ Yes ☒ No If yes, identify type:

Leak detection method: 1. ☐ Automatic tank gauging 2. ☐ Vapor monitoring 3. ☐ Groundwater monitoring 4. ☐ Inventory control  
Tightness testing 5. ☐ Interstitial monitoring 6. ☒ Not required at present 7. ☐ Manual Tank Gauging (only for tanks of 1,000 gallons or less)

PIPING CONSTRUCTION

- ☒ Bare Steel  
☐ Fiberglass

2. ☐ Cathodically Protected and Coated or Wrapped Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
5. ☐ Other (specify):

Piping System Type: 1. ☒ Pressurized piping with: A. ☐ auto shutoff; B. ☐ alarm; or C. ☐ flow restrictor 2. ☒ Suction piping with check valve at tank  
3. ☐ Suction piping with check valve at pump and inspectable

Leak detection method: used if pressurized or check valve at tank: 1. ☐ Vapor monitoring 2. ☐ Interstitial monitoring  
3. ☐ Groundwater monitoring 4. ☐ Tightness testing 5. ☐ Line Leak Detector 6. ☒ Not Required

Approval: 1. ☐ Nat'l Std. 2. ☒ UL 3. ☐ Other:

Double Walled: ☐ Yes ☒ No

TANK CONTENTS

1. ☐ Diesel  
5. ☐ Gasohol  
9. ☐ Unknown  
13. ☐ Chemical

2. ☐ Leaded  
6. ☐ Other  
10. ☐ Premix

3. ☒ Unleaded  
7. ☐ Empty  
11. ☐ Waste Oil  
14. ☐ Kerosene

4. ☐ Fuel Oil  
8. ☐ Sand/Gravel/Slurry  
12. ☐ Propane  
15. ☐ Aviation

If # 13 is checked, indicate the chemical name(s) or number(s) of the chemical or waste.

Tank Closed, Give Date (mo/day/yr):

9-15-92

Has a site assessment been completed? (see reverse side for details)

☒ Yes ☐ No

Installation of a new tank is being reported, indicate who performed the installation inspection:

1. ☐ Fire Department

2. ☐ DILHR

3. ☐ Other (Identify)

Name of Owner or Operator (please print):

ROBERT ZIGAR

Indicate Whether:

☒ Owner or ☐ Operator

Signature of Owner or Operator:

Robert Zigar

Date Signed:

9-17-92

sin Department of Industry,  
and Human Relations

# UNDERGROUND PETROLEUM PRODUCT TANK INVENTORY

Send Completed Form To:  
Safety & Buildings Division  
P.O. Box 7969  
Madison, WI 53707  
Telephone (608) 267-5280

Use Only:

Information Required By Sec. 102.142, Wis. Stats.  
ground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered.  
see the reverse side for additional information on this program. An underground storage tank is defined as any tank  
least 10 percent of its total volume (included piping) located below ground level. A separate form is needed for  
ink. Send each completed form to the agency designated in the top right corner. Have you previously registered  
nk by submitting a form? ☐ YES ☒ NO If yes, are you correcting/updating information only? ☐ Yes ☐ No

Installation applies to a tank that is (check one):  
1. ☐ In Use or 18. ☐ Newly Installed  
2. ☐ Abandoned With Product  
3. ☐ Abandoned No Product (empty)  
4. ☒ Closed - Tank Removed  
5. ☐ Closed - Filled With Inert Material  
6. ☐ Out of Service - Provide Date: \_\_\_\_\_  
7. ☐ Changed Ownership (Indicate new owner below)

Fire Department Providing Fire Coverage  
Where Tank Located:

West Allis Fire Dept.

IDENTIFICATION: (Please Print)

Site Name: Jasco Property Site Address: 5116 West Lincoln Avenue Site Telephone No.: (414) 545-8520  
West Allis ☐ Village ☐ Town of: \_\_\_\_\_ State: Wisconsin Zip Code: 53219-5010 County: Milwaukee

Owner Name (mail sent here unless indicated otherwise in #3 below): Concrete Raising Corporation Attn: Bob Zidar Owner Mailing Address (mail sent here unless indicated otherwise in #3)  
West Allis ☐ Village ☐ Town of: \_\_\_\_\_ State: Wisconsin Zip Code: 53219 County: Milwaukee

Alternate Mailing Name If Different Than #2: \_\_\_\_\_ Alternate Mailing Street Address If Different From #3: \_\_\_\_\_  
☐ Village ☐ Town of: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

Tank Age (date installed, if known; or years old): \_\_\_\_\_ 5. Tank Capacity (gallons): 2,000 6. Tank Manufacturer's Name (if known): \_\_\_\_\_

TYPE OF USER (check one):

Gas Station ☐ Bulk Storage ☐ Utility ☐  
Industrial ☐ Government ☐ School ☐  
Agricultural ☐ Other (specify): Fuel Commercial Vehicles

TANK CONSTRUCTION:

Bare Steel ☐ Cathodically Protected and Coated Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
Coated Steel ☐ Fiberglass ☐ Other (specify): \_\_\_\_\_  
Relined - Date: \_\_\_\_\_ 7. ☐ Steel - Fiberglass Reinforced Plastic Composite 9. ☐ Unknown

Is Tank Double Walled? ☐ Yes ☐ No

Spill Containment? ☐ Yes ☐ No

Protection Provided? ☐ Yes ☐ No If yes, identify type: \_\_\_\_\_  
Leak detection method: 1. ☐ Automatic tank gauging 2. ☐ Vapor monitoring 3. ☐ Groundwater monitoring 4. ☐ Inventory control and  
less testing 5. ☐ Interstitial monitoring 6. ☐ Not required at present 7. ☐ Manual Tank Gauging (only for tanks of 1,000 gallons or less)

TANK CONSTRUCTION:

Bare Steel ☐ Cathodically Protected and Coated or Wrapped Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current) 3. ☐ Coated Steel  
Fiberglass ☐ Other (specify): \_\_\_\_\_ 9. ☐ Unknown

System Type: 1. ☐ Pressurized piping with: A. ☐ auto shutoff; B. ☐ alarm; or C. ☐ flow restrictor 2. ☐ Suction piping with check valve at tank

Leak detection method: used if pressurized or check valve at tank: 1. ☐ Vapor monitoring 2. ☐ Interstitial monitoring  
Groundwater monitoring 4. ☐ Tightness testing 5. ☐ Line Leak Detector 6. ☐ Not Required

Double Walled: ☐ Yes ☐ No

TANK CONTENTS

1. ☐ Diesel 2. ☐ Lead 3. ☒ Unleaded 4. ☐ Fuel Oil  
5. ☐ Gasohol 6. ☐ Other 7. ☐ Empty 8. ☐ Sand/Gravel/Slurry  
9. ☐ Unknown 10. ☐ Premix 11. ☐ Waste Oil 12. ☐ Propane  
13. ☐ Chemical \* 14. ☐ Kerosene 15. ☐ Aviation

13 is checked, indicate the chemical name(s) or number(s) of the chemical or waste.

Closed, Give Date (mo/day/yr):

1/7/92

Has a site assessment been completed? (see reverse side for details)  
☒ Yes ☐ No

Installation of a new tank is being reported, indicate who performed the installation inspection:

1. ☐ Fire Department

2. ☐ DILHR

3. ☐ Other (Identify): \_\_\_\_\_

Signature of Owner or Operator (please print):

Signature of Owner or Operator:

437 (R, 12/91)

IMPORTANT:

Complete as many items on this form as possible. Failure to provide sufficient information may cause you to fall under additional regulations.

Indicate Whether:

☒ Owner or ☐ Operator

Date Signed:

August 20, 1993



Wisconsin Department of Industry,  
Labor and Human Relations

# UNDERGROUND PETROLEUM PRODUCT TANK INVENTORY

Send Completed Form To:  
Safety & Buildings Division  
P.O. Box 7969  
Madison, WI 53707  
Telephone (608) 267-5280

Office Use Only:

Tank ID # 40100-218

Information Required By Sec. 101.142, Wis. Stats.

Underground tanks in Wisconsin that have stored or currently store petroleum or regulated substances must be registered. Please see the reverse side for additional information on this program. An underground storage tank is defined as any tank with at least 10 percent of its total volume (included piping) located below ground level. A separate form is needed for each tank. Send each completed form to the agency designated in the top right corner. Have you previously registered this tank by submitting a form? ☐ YES ☒ NO If yes, are you correcting/updating information only? ☐ Yes ☐ No

Registration applies to a tank that is (check one):

- ☐ In Use or 1B. ☐ Newly Installed  
☐ Abandoned With Product  
☒ Abandoned No Product (empty) or With Water  
☐ Closed - Tank Removed  
☐ Closed - Filled With Inert Material  
☐ Out of Service - Provide Date: \_\_\_\_\_  
☐ Changed Ownership (Indicate new owner below)

Fire Department Providing Fire Coverage  
Where Tank Located:

WESTALLS

IDENTIFICATION: (Please Print)

Tank Site Name

WASCO LOCATION

Site Address

5116 W. LINCOLN AVE

Site Telephone No.

City ☐ Village ☐ Town of:

WEST ALLS

State

Wisc

Zip Code

53014

County

MILW

Owner Name (mail sent here unless indicated otherwise in #3 below)

CONCRETE RASING CORPORATION

Owner Mailing Address (mail sent here unless indicated otherwise in #3)

2180 30. 55TH STREET

State

Wisc

Zip Code

53291

County

MILW

Alternate Mailing Name if Different Than #2

WEST ALLS

Alternate Mailing Street Address if Different From #2

State

Wisc

Zip Code

53291

County

MILW

Tank Age (date installed, if known: or years old)

UNKNOWN

5. Tank Capacity (gallons)

0,000

6. Tank Manufacturer's Name (if known)

UNKNOWN

TYPE OF USER (check one):

- ☐ Gas Station  
☐ Industrial  
☐ Agricultural

- ☐ Bulk Storage  
☐ Government  
☐ Other (specify): \_\_\_\_\_

- ☐ Utility  
☐ School

- ☒ Mercantile  
☐ Residential

TANK CONSTRUCTION:

- ☒ Bare Steel  
☐ Coated Steel  
☐ Relined - Date \_\_\_\_\_

- ☐ Cathodically Protected and Coated Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current)  
☐ Fiberglass  
☐ Steel - Fiberglass Reinforced Plastic Composite  
☐ Other (specify): \_\_\_\_\_  
☐ Unknown

Approval: 1. ☐ Nat'l Std. 2. ☒ UL 3. ☐ Other:

Is Tank Double Walled? ☐ Yes ☐ No

Spill Containment? ☐ Yes ☐ No

Overfill Protection Provided? ☐ Yes ☒ No If yes, identify type:

Tank leak detection method: 1. ☐ Automatic tank gauging 2. ☐ Vapor monitoring 3. ☐ Groundwater monitoring 4. ☐ Inventory control and tightness testing 5. ☐ Interstitial monitoring 6. ☐ Not required at present 7. ☐ Manual Tank Gauging (only for tanks of 1,000 gallons or less)

PIPING CONSTRUCTION

- ☒ Bare Steel 2. ☐ Cathodically Protected and Coated or Wrapped Steel (A. ☐ Sacrificial Anodes or B. ☐ Impressed Current) 3. ☐ Coated Steel  
☐ Fiberglass 5. ☐ Other (specify): \_\_\_\_\_ 9. ☐ Unknown

Piping System Type: 1. ☐ Pressurized piping with: A. ☐ auto shutoff; B. ☐ alarm; or C. ☐ flow restrictor 2. ☒ Suction piping with check valve at tank  
3. ☒ Suction piping with check valve at pump and inspectable

Piping leak detection method: used if pressurized or check valve at tank: 1. ☐ Vapor monitoring 2. ☐ Interstitial monitoring  
3. ☐ Groundwater monitoring 4. ☐ Tightness testing 5. ☐ Line Leak Detector 6. ☒ Not Required

Approval: 1. ☐ Nat'l Std. 2. ☐ UL 3. ☒ Other: UNKNOWN

Double Walled: ☐ Yes ☒ No

TANK CONTENTS

- ☒ Diesel 2. ☐ Leaded  
☐ Gasohol 6. ☐ Other  
☐ Unknown 10. ☐ Premix  
☐ Chemical \*

- ☐ Unleaded  
☐ Empty  
☐ Waste Oil  
☐ Kerosene

- ☐ Fuel Oil  
☐ Sand/Gravel/Slurry  
☐ Propane  
☐ Aviation

If # 13 is checked, indicate the chemical name(s) or number(s) of the chemical or waste.

Tank Closed, Give Date (mo/day/yr):

9-16-92

Has a site assessment been completed? (see reverse side for details)  
☒ Yes ☐ No

Installation of a new tank is being reported, indicate who performed the installation inspection:

1. ☐ Fire Department

2. ☐ DILHR

3. ☐ Other (identify) \_\_\_\_\_

Name of Owner or Operator (please print):

Robert Zidan

Indicate Whether:

☒ Owner or ☐ Operator

Signature of Owner or Operator:

Robert Zidan

Date Signed:

9-17-92

WISCONSIN UNDERGROUND STORAGE TANKS  
 MILWAUKEE COUNTY  
 CITY OF WEST ALLIS

65 OF 115  
SUBSET  
CTRL-G TO RETURN  
TO COMPLETE LIST

PK ID	LOCATION
1000700	GREBE'S BAKERY 5132 W LINCOLN AVE WEST ALLIS, WI 53219

OWNER  
GREBE'S BAKERY  
5132 W LINCOLN AVE  
WEST ALLIS, WI 53219

ST UPDATE: 3/20/89  
STALLED : 12/14/88

FED REG? : YES  
USER TYPE : INDUSTRIAL  
CONTENTS : DIESEL  
CAPACITY : 010000  
CHEM CODES:

ASSESSED :  
 ABANDONED :  
 T OF SERV:

STATUS : IN USE OR NEW

STATUS : IN USE OR NEW  
LINK CONSTR: CATHODICALLY PROTECTED AND COATED STEEL

LEAK DETECTION METHOD(S):

WILL CONTAINMENT? :

PE CONSTR: CATHODICALLY PROTECTED & COATED STEEL

SPRING SYSTEM TYPE:

PIPE SYSTEM TYPE: PIPING LEAK DETEC METHOD(S):  
 DOUBLE WALL PIPING?:

ERFILL PROTECTION?:

T-F10    HELP ° ANSI-BBS ° Fon using this program    E

OFF ° CR ° CR

1-Z = HELP

WISCONSIN UNDERGROUND STORAGE TANKS  
MILWAUKEE COUNTY  
CITY OF WEST ALLIS

16 OF 115  
SUBSET  
CTRL-G TO RETURN  
TO COMPLETE LIST

TK ID  
1000177

LOCATION  
GREBES BAKERY INC  
5132 W LINCOLN AVE  
WEST ALLIS, WI 53219

OWNER  
GREBES BAKERY INC  
5132 W LINCOLN AVE  
WEST ALLIS, WI 53219

ST UPDATE: 9/10/91  
STALLED : 1/01/66  
SESSED :  
ANDONED : 12/15/88

FED REG? : YES  
USER TYPE : INDUSTRIAL  
CONTENTS : DIESEL  
CAPACITY : 008000  
CHEM CODES:

T OF SERV:  
ATUS : CLOSED - TANK REMOVED

TK CONSTR: BARE STEEL

TK LEAK DETECTION METHOD(S):

ILL CONTAINMENT?:

PE CONSTR: UNKNOWN

PING SYSTEM TYPE:

UBLE WALL PIPING?: PIPING LEAK DETEC METHOD(S):

ERFILL PROTECTION?:

LT-F10 HELP ° ANSI-BBS ° Fon using this program E

OFF ° CR ° CR

3/

**APPENDIX G**

**Photographs**

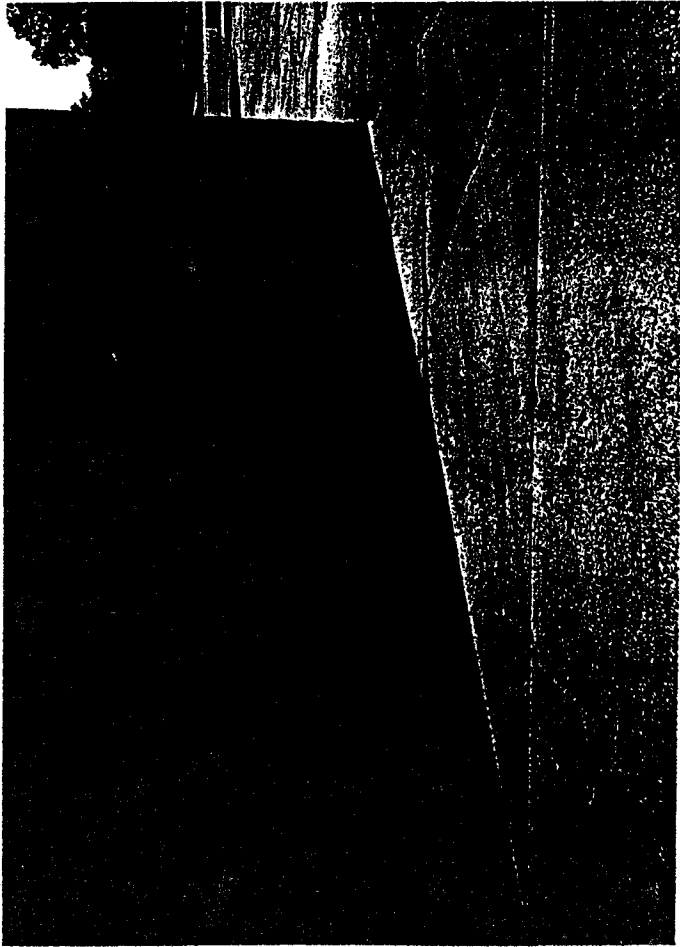


Photo #1 Former Location of Underground Tank



Photo #2 Former Location of 2 - Underground Tanks

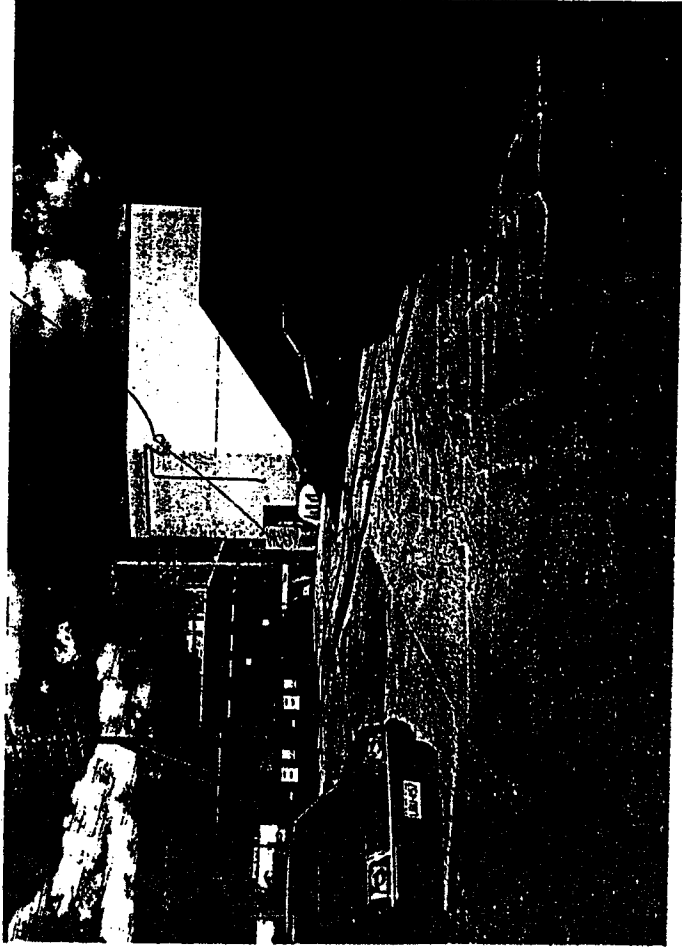


Photo #3 Parking & Outside Storage Area - Northwest Corner

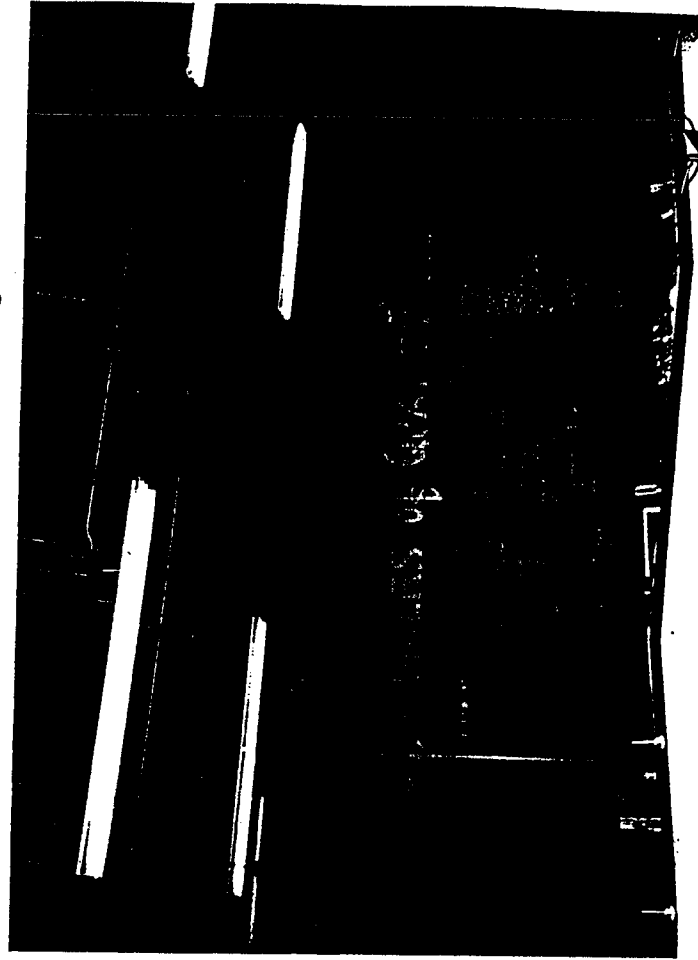
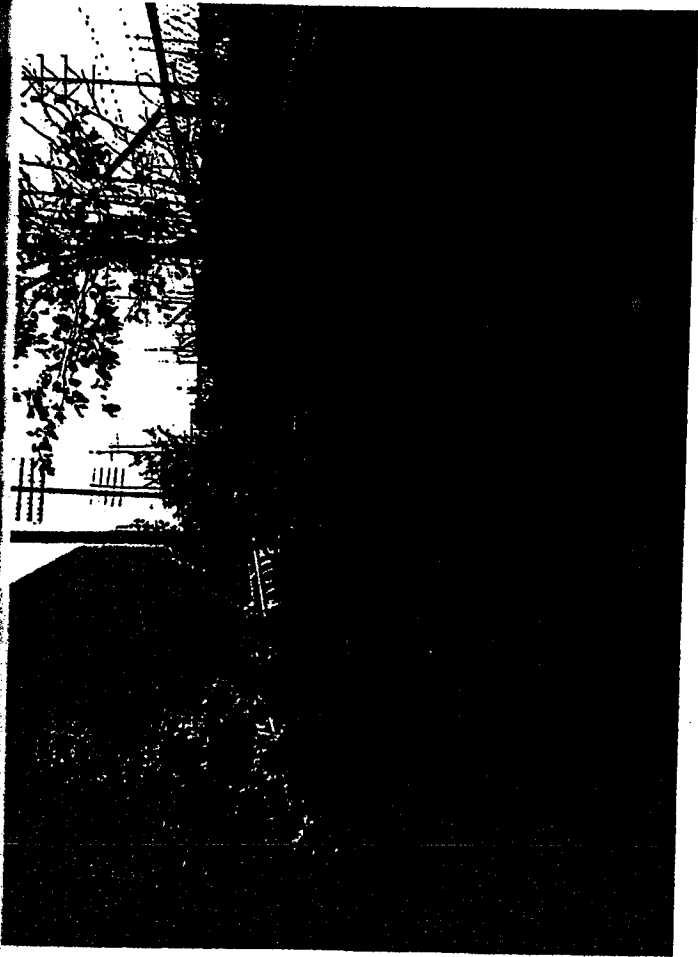


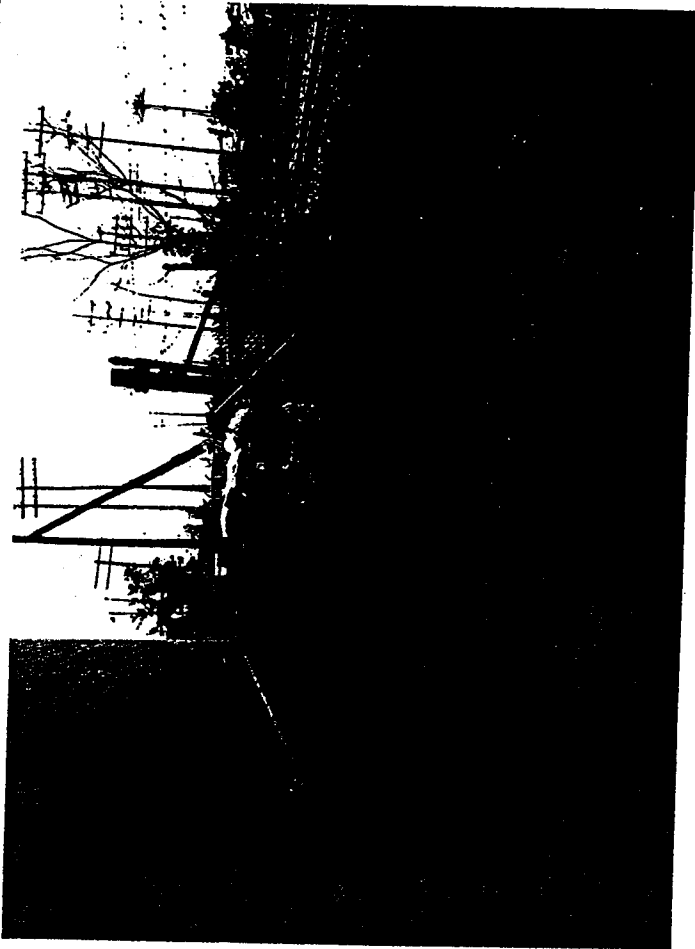
Photo #4 Former Occupant of Building - Allied Smelting Co.



**Photo #5 North Side of Building ( West View)**



**Photo #6 North Side of Building (East View)**



**Photo #7 Road Salting Equipment - Northwest Corner of Building**

## **APPENDIX H**

### **WDNR Memo - Lamp & Bulb Disposal**

# CORRESPONDENCE/MEMORANDUM

State of Wisconsin

Department of Natural Resources  
Bureau of Solid & Hazardous Waste Management

DATE: January 7, 1993

FILE REF: 4430

TO: Lyman Wible - AD/5

George Meyer - AD/5

FROM: Paul Didier - SW/3 *Paul*

SUBJECT: Management of Waste Lamps and Light Bulbs

This memorandum prepared by the Hazardous Waste Management Section addresses the issue of how to properly manage waste lamps and light bulbs in Wisconsin. The proposed approach attempts to achieve increased environmental benefits by regulating the recycling of waste lamps and light bulbs in a less burdensome manner.

## Background

The U.S. Environmental Protection Agency promotes energy efficiency and clean air through its Green Lights Program, which encourages businesses, factories and governments to replace older, less efficient incandescent and fluorescent lights with newer, more efficient fluorescent lights. Through this effort, less electricity will be required to meet the same lighting needs as well as reduce carbon dioxide emissions from coal- and gas-burning power generation plants. However, businesses find that the discarded incandescent and fluorescent lights are usually hazardous wastes. Incandescent lights can use lead solders, while fluorescent lamps use mercury to help produce light. Many of these lamps have been found to be hazardous waste when tested using a modified toxicity characteristic leaching procedure, or TCLP (performed on the whole lamp, not a portion). Certain states are also concerned about waste mercury in the environment. For example, the Minnesota Legislature passed legislation to keep mercury-containing wastes out of the solid waste stream.

The Wisconsin Department of Natural Resources (DNR) and the U.S. Environmental Protection Agency are reviewing hazardous waste regulations that apply to waste lamps and bulbs. The purpose of the review is to identify changes that may encourage the recycling of waste lamps and bulbs and achieve the same or better environmental protection. Hazardous waste management regulations can be modified to ease the regulatory burden associated with the managing these waste materials and still protect the environment.

Until the hazardous waste rules are modified, the Department is acting to reduce the impact of hazardous waste regulations on persons who properly manage and recycle their waste lamps and bulbs. This memo discusses waste lamp and bulb management practices for businesses, lamp recyclers and households. This guidance memo does not permit businesses to dispose of waste lamps and bulbs in a sanitary landfill. A business or other hazardous waste generator that manages waste lamps or bulbs in a manner that is unsafe and inconsistent with the practices described in this memo is subject to the full enforcement provided by law.

## Applicability

This memorandum applies to waste lamps and light bulbs that are:

- hazardous waste (not all waste lamps and bulbs will meet the definition of hazardous waste, but there is no easy way to tell by age or manufacturer);



DP 1214-100-100  
Recycling  
Bureau



- destined for recycling (lamps that will be treated and disposed rather than recycled must be managed according to existing regulations); and,
- intact (this guidance does not apply to broken lamps and bulbs).

This guidance only applies to waste lamps and light bulbs for which a recycling option is available. When this memo was prepared, there were recycling options for fluorescent, mercury-vapor and sodium-vapor lamps but not for incandescent lights.

"Lamps and light bulbs" mean items that serve as an artificial, continuous source of illumination through the generation of electromagnetic radiation by electricity. Examples include fluorescent light tubes and capsules, incandescent light bulbs, high intensity discharge lamps, and mercury-vapor and sodium-vapor lamps. Candles and photographic flashbulbs are not included. (If later information indicates that flashbulbs are hazardous waste this memorandum could apply.)

#### Management Practices for Businesses with Waste Lamps and Light Bulbs Destined for Recycling

Under this guidance, the Department proposes to use enforcement discretion and not enforce certain hazardous waste generator requirements against generators who recycle their waste lamps and light bulbs according to this memo. Generators who manage and recycle waste lamps and bulbs in the following manner will be complying with this guidance. This guidance applies in lieu of the hazardous waste generator requirements of ss. NR 610.07 or 610.08 and ch. NR 615, Wis. Adm. Code, only for the management of waste lamps and bulbs by generators.

*Generator Storage and Accumulation* - The generator must carefully package waste lamps and bulbs to prevent breakage. Generators should store waste lamps and bulbs in a secure area, either in the container the replacement tube or bulb comes in, or in other ways that prevent breakage. For example, some groups offer specially designed cardboard boxes to store used lamps. Both the lamp storage area and individual containers should be labelled as hazardous waste. Store tubes in covered containers so that persons can't break them by throwing other tubes or objects on top. Generator accumulation time limits will not be enforced until new regulations are approved.

Generators should not break or reduce the size of the tubes. Breaking fluorescent lights releases mercury vapors to the atmosphere, which can contaminate our soil and water and be inhaled by workers. Hazardous waste generator regulations prohibit breaking tubes (hazardous waste treatment). Package accidentally broken lamps and bulbs in tough plastic bags (glass should not cut the bag) and then in a durable container (cardboard box or hard plastic container) or (preferably) in a tightly covered plastic container. Do not use metal containers since metal absorbs mercury. If the lamp recycler accepts lamps that are accidentally broken in storage or transit, send them to the recycler. If the lamp recycler will not accept broken lamps, manage these lamps and bulbs as hazardous waste.

*Generator Transportation* - Generators should document the transportation of waste lamps and bulbs according to Federal DOT-HMR/WisDOT regulations. Generators may safely transport their own waste tubes in their own business vehicles without a license, but only to a Wisconsin recycler or to a licensed treatment, storage or disposal facility that accumulates waste lamps and bulbs for recycling. Generators accumulating waste lamps and bulbs for recycling may transport them from remote sites to their centrally-owned site without a transportation license. Generators without a hazardous waste transportation license may not transport waste lamps or bulbs from their site to a site owned or operated by a different party or business, unless that business is a lamp recycler or licensed hazardous waste treatment, storage or disposal facility.

Generators also may contract with a licensed solid or hazardous waste transporter for shipment to a recycler or hazardous waste treatment, storage or disposal facility within Wisconsin. If the generator is in Wisconsin and chooses to use a hazardous waste transporter, then the Department strongly encourages, but will not require, using a manifest for the waste lamps and bulbs. Generators shipping their waste lamps outside of Wisconsin for recycling should use a licensed hazardous waste transporter if required by the receiving state or states between Wisconsin and the receiving state. The generator should check with individual states to determine whether they require a hazardous waste transporter for waste lamps and bulbs transported into or through their state. Manifested lamp wastes shipped for recycling need not be included on a generator's annual report.

*Treatment for Disposal (not Recycling)* - A generator may ship its waste lamps and bulbs from its site for treatment and disposal like any other hazardous waste, instead of recycling them. A generator shipping waste lamps or bulbs for disposal must use a licensed hazardous waste transporter and must manifest the waste to a licensed treatment, storage or disposal facility. Generators should fully comply with the appropriate generator requirements of chs. NR 610 and 615, Wis. Adm. Code, when disposing of waste lamps or bulbs.

#### Lamp Recycler Standards

Waste lamp and bulb recyclers are hazardous waste recyclers subject to the requirements for the legitimate recovery or reclamation of hazardous wastes under s. NR 625.06, Wis. Adm. Code. These recyclers may also be hazardous waste generators subject to the appropriate requirements of chs. NR 610 and 615, Wis. Adm. Code. This guidance partly applies to lamp recyclers. Enforcement discretion regarding licenses for storing hazardous waste lamps and bulbs will be applied to waste lamp and bulb recyclers who safely store and manage waste lamps and bulbs. If problems are found at unlicensed waste lamp and bulb storage facilities, the Department may require compliance with certain hazardous waste container storage facility requirements, compliance with all of the container storage requirements of chs. NR 630, 640 and 680, Wis. Adm. Code, or even compliance with the requirement to obtain a hazardous waste container storage facility license. Recyclers who store waste lamps generated by others before recycling them will not be considered operating hazardous waste storage facilities as long as they observe generator storage and accumulation practices and operate in an environmentally sound manner. Facilities storing waste lamps may still need to obtain a solid waste storage facility license prior to operation, per ch. NR 500 and s. NR 502.05, Wis. Adm. Code.

#### Management Practices for Households that Generate Waste Lamps

Since waste lamps and bulbs generated by households are exempt from hazardous waste regulation under the household hazardous waste exclusion found at s. NR 605.05(1)(a), Wis. Adm. Code, household waste lamps and bulbs are not hazardous waste. However, the Department strongly encourages that households managing waste lamps and bulbs minimize the quantity of mercury and other hazardous materials entering the environment by following these practices.

Do not break or crush waste lamps. Store waste fluorescent lamps and incandescent bulbs until local recycling options are available or the municipality conducts a household hazardous waste clean sweep program that takes these wastes.

Compliance

Waste lamp and bulb generators and recyclers who mismanage waste lamps and bulbs in a manner inconsistent with this guidance are subject to enforcement under ss. 144.60 through 144.74, Stats., and chs. NR 600 through 685, Wis. Adm. Code. For the purpose of this guidance, "mismanagement" means intentionally breaking waste lamps and bulbs, breaking more than 10% of the total lamps and bulbs accumulated, storing broken lamps in open containers, transporting waste lamps or bulbs in an unsafe or unsound manner, or managing waste lamps and bulbs in a manner that may threaten public health or the environment.

Duration

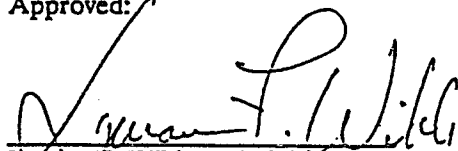
This guidance remains in effect until January 1, 1995, or until the Department or U.S. Environmental Protection Agency promulgates waste lamp and bulb management standards, whichever is earlier.

The Hazardous Waste Management Section believes that these waste lamp and bulb management practices will allow generators to properly recycle their waste lamps and bulbs, yet substantially ease the regulatory impediment associated with existing hazardous waste management requirements. More importantly, the Department believes that this guidance will encourage proper management of certain common waste materials that contain hazardous metals.

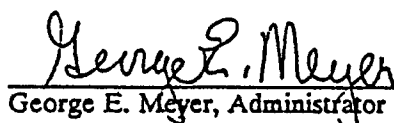
After considering the issues presented in this memorandum, I recommend that the Department use enforcement discretion in not applying all hazardous waste regulations to generators of waste lamps and bulbs who manage their wastes in the manner proposed herein. I believe that this approach meets the needs of waste lamp and bulb generators, yet protects public health and the environment.

Approved:

Date:

  
Lyman F. Wible, Administrator  
Division for Environmental Quality

1-11-93

  
George E. Meyer, Administrator  
Division of Enforcement

1-15-93

Management Practices for Waste Lamps and Bulbs - January 7, 1993

5

cc: Hazardous Waste Management Section - routed copy  
L. Sridharan - SW/3  
K. Cooper - SW/3  
Solid and Hazardous Waste Unit Leaders  
Solid and Hazardous Waste Specialists  
P. Flaherty - LC/5  
E. Kavanaugh - LC/5  
W. Wiesensel - IE/6  
D. Theiler - AM/7

TSM15\OTHER\LAMPS.MEM



# Management of Waste Fluorescent Lamps and Incandescent Bulbs

Hazardous Waste Management Program  
Wisconsin Department of Natural Resources

Waste fluorescent lamps and light bulbs contain toxic heavy metals and are usually hazardous wastes. Businesses, institutions and offices should recycle their waste fluorescent lamps rather than dispose of them in landfills.



## *Why are waste lamps and bulbs regulated?*

Waste lamps and bulbs are regulated as hazardous wastes because they contain toxic heavy metals. If these lamps are burned or thrown into landfills, the mercury and lead in them can be released into the environment, where contamination problems may occur. Five types of lamps are of concern:

- Fluorescent lamps
- Sodium-vapor lamps
- High- and Low-pressure mercury vapor lamps
- High intensity discharge (HID) lamps
- Incandescent light bulbs

The first four lamps contain mercury in concentrations that exceed the toxicity characteristic leaching procedure's (TCLP) limit. Incandescent light bulbs contain lead at levels that exceed hazardous waste limits. (The TCLP test is a common laboratory test used to determine if solid waste contains harmful concentrations of certain pollutants.) Nearly every business, institution and government agency generates waste lamps and bulbs that could become a hazardous waste problem if not handled properly. The DNR has developed a policy encouraging lamp and bulb recycling that protects the environment while reducing the regulatory burden for managing waste lamps. This policy:

- allows waste lamp generators to safely store and recycle their lamps without strictly following hazardous waste regulations;
- does not permit businesses and other regulated groups to dispose of waste lamps and light bulbs in sanitary landfills if those waste lamps and bulbs contain heavy metals that exceed hazardous waste limits; and,
- only applies to fluorescent and other mercury-containing lamps because recycling options do not currently exist for other types of waste lamps.

Waste lamps that aren't recycled are subject to hazardous waste regulations that usually require storage, transport and other licenses or approvals from the state Department of Natural Resources.



## *What should I do with my waste lamps and bulbs?*

Place waste lamps in the cardboard sleeve or box in which replacement tubes or bulbs arrived, then store the lamps where they can't be broken, such as in a safe closet or basement. Mark the area and containers where waste lamps are stored as a hazardous waste storage area so people don't accidentally throw trash on the tubes and break them. If tubes are broken, they should be stored in a heavy plastic bag placed inside a rigid container. If a lamp recycler will take broken lamps, they may go to the recycler. Otherwise, broken lamps should be managed as hazardous waste, along with waste lamps that can't be recycled yet, such as incandescent light bulbs.

Waste lamp generators may contract with a solid or hazardous waste transporter to move lamps to a recycler. Generators also may *safely* transport their lamps to the recycler. Generators may accumulate waste lamps from several locations in a central facility to ease transport and recycling. As long as waste lamps are going to a recycler in Wisconsin, it's not necessary to fill out a hazardous waste manifest for transportation in Wisconsin, although it's encouraged. If these wastes are being shipped to or through other states, then the transportation rules of those states should be checked. Waste lamp generators also do not need to fill out annual reports for their waste lamps. This policy does not relieve generators of other hazardous wastes from any hazardous waste requirements.



When lamps are replaced, ballasts also are frequently replaced. Ballasts are heavy metal boxes associated with light tube fixtures that regulate the flow of electricity. Ballasts manufactured before 1979 may contain PCBs (polychlorinated biphenyls). PCBs in our environment are toxic chemicals that pose a health risk to people and wildlife. If a ballast is marked "No PCBs," assume it doesn't contain PCBs. If the ballast isn't marked, assume it contains PCBs. Please call the DNR for information on management and disposal of PCB ballasts.



## *Waste Lamp and Bulb Transportation*

People who transport waste lamps and bulbs for others must have either a solid or hazardous waste transportation license, which are available from the DNR. Transportation to another state may require use of a transporter licensed in that state and compliance with that state's hazardous waste transportation laws.



## *Lamp Recycling as a Business*

Businesses interested in lamp and/or bulb recycling must comply with waste recycling requirements. A hazardous waste storage license is not required as long as only waste lamps are safely stored in an environmentally sound manner. However, a solid waste storage facility license from the DNR may be needed.



## *Are the lamps and bulbs I replace at home hazardous waste?*

Households are not subject to Wisconsin hazardous waste regulations, so this policy does not apply to them. However, homeowners are encouraged to safely store their waste lamps and bulbs until a local recycling option becomes available or until a household hazardous waste collection project will take them.

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If you have questions, please contact your DNR District solid or hazardous waste staff.

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A list of fluorescent lamp recyclers and transporters follows. This list is not meant to be complete or an endorsement; it is a list of services known to be available.

### FLUORESCENT LAMP RECYCLERS

Recyclights  
2010 E. Hennepin Avenue  
Minneapolis, MN 55413  
800/831-BULB

Mercury Technologies of Minnesota  
Pine City Industrial Park  
Pine City, MN 55063-0013  
800/864-3821

Resource Recovery  
7253 Washington Avenue, South  
Edina, MN 55358  
612/828-9722

Lighting Resources, Inc.  
386 S. Gordon Street  
Pomona, CA 91766  
800/57CYCLE

Mercury Technologies Corp.  
140 W. Industrial Way  
Benicia, CA 94510  
707/745-5173

Nine West Technologies  
2444 Morris Avenue  
Union, NJ 07083-5711  
908/686-2220

Mercury Recovery Services  
2021 S. Myrtle Avenue  
Monrovia, CA 91016  
818/301-1372  
818/303-2053

Mercury Refining Company  
790 Watervliet-Shaker Road  
Latham, NY 12110  
800/833-3505

Quick Silver Products, Inc.  
200 Valley Drive, Suite 1  
Brisbane, CA 94005  
415/468-2000  
(UV-arc, HID, and Hg vapor lamps only)

Advanced Environmental Recycling  
Corporation  
2591 Mitchell Avenue  
Allentown, PA 18103  
800/554-AERC

Bethlehem Apparatus  
890 Front Street  
P.O. Box Y  
Hellertown, PA 18055  
215/838-7034

### LAMP AND BULB TRANSPORTERS and STORAGE FACILITIES

Mineral Springs Corporation  
Port Washington, WI 53074-0500  
800/932-6216

Environmental Solutions, Inc.  
Wilson Ridge  
7500 Flying Cloud Drive, Suite 750  
Minneapolis, MN 55344  
612/946-1315

Incinerator Boiler Corp. of America  
(IBCA)  
11930 W. Silver Spring Drive  
Milwaukee, WI 53225  
414/536-5166

Dynex  
4751 Mustang Circle  
St. Paul, MN 55112  
800/733-9639

Chemical Waste Management  
2000 S. Batavia Avenue  
Geneva, IL 60134-3329  
708/513-4518

## **APPENDIX I**

### **Resumes**

## GERALD T. FRANK

### EDUCATION

Completed the following courses at Lakeshore Technical College, Cleveland Wisconsin and maintained a 4.0 GPA.

Geology/Meteorology/Mapping

Hazardous Materials - Environmental Sampling

Hazardous Materials - Identification & Characteristics

Hazardous Materials - In House Management

### PROFESSIONAL CERTIFICATIONS

Certified Asbestos Inspector - State of Wisconsin

Certified Asbestos Management Planner - State of Wisconsin

Certified UST Site Assessor - State of Wisconsin

### BACKGROUND AND EXPERIENCE

Mr. Frank has over 5 years of experience in underground storage tank removal, Phase I Environmental Site Assessments (ESA) groundwater sampling, soil sampling, site remediation and asbestos inspection and management activities. Mr. Frank has been employed at Fox Environmental Services, Inc. as an Environmental Technician since 1989. Prior to 1989 Mr. Frank had been employed by A. T. & T. as a Systems Technician for 33 years.

Specific experience includes:

- Managed the investigation, response, and remediation in several cases of leaking underground storage tanks.
- Managed the investigation of over 100 environmental site assessments of property, including industrial facilities and operations.

### AFFILIATIONS/ACTIVE REGISTRATION

Federation of Environmental Technologists

fox environmental services, inc.



- Project manager for a pre-lease assessment of a diesel railroad yard in Kansas City. The project involved monitoring well installation and soil/ groundwater sampling for priority pollutants.

**Manager, Health, Safety & Environmental Affairs: Raytheon Company, Goleta, CA**

Managed a comprehensive environmental program for an electromagnetic systems division of 2000 employees. Developed and directed a division-wide chemical management function incorporating employee training programs, MSDS distribution, industrial hygiene sampling, a computerized chemical inventory and spill response activities. Monitored all environmental affairs permits and assisted in developing an action plan for alternative technologies and cost reduction for the treatment of hazardous wastes.

**Administrator, Environmental Health and Safety: Hughes Aircraft Co., Sylmar, CA**

Developed and managed a loss control program of industrial hygiene, hazardous waste management, safety engineering and workers' compensation. Coordinated all environmental affairs involving effluent discharge monitoring, stack emissions, equipment permits, hazardous waste storage and disposal, and regulatory agency fees and reports.

**Environmental Affairs Specialist: Rockwell International Corp., Canoga Park, CA**

Developed and directed the environmental health program for Rocketdyne Division. Project coordinator for the design, development and installation of engineering controls. Evaluated and developed company policy regarding environmental and regulatory affairs. Developed an AIHA accredited laboratory.

**Industrial Hygienist: Nevada Industrial Commission, Las Vegas, NV**

Conducted industrial hygiene inspections of Nevada industrial facilities. Performed accident investigations and assisted in the development of regulatory policy.

**PROFESSIONAL AFFILIATIONS**

Institute for Environmental Auditing  
American Industrial Hygiene Association  
Federation of Environmental Technologists